



# ***CITY COUNCIL AGENDA REPORT***

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MEETING DATE: AUGUST 1, 2006

ITEM NUMBER:

**SUBJECT: APPEAL OF PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 AND 301 MAGNOLIA STREET**

**DATE: JULY 4, 2006**

**FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

**PRESENTATION BY: MEL LEE, AICP, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714)754-5611**

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## **RECOMMENDATION:**

Continue to the September 5, 2006 Council meeting, to allow the church sufficient time to meet, discuss, and address various issues and concerns of surrounding neighbors, prior to Council consideration of this appeal.

## **BACKGROUND:**

On September 17, 2001, City Council, on appeal from the Planning Commission, approved a master plan for Lighthouse Coastal Community Church under Planning Application PA-00-56. The approval granted under PA-00-56 allowed the establishment of a preschool, referred to as an "early childhood development center", with morning sessions from 9:00 AM to 12 noon, Monday through Friday. Conditions of approval required students to arrive no earlier than 8:30 AM and depart no later than 12:30 PM. However, the preschool was never established.

The applicant is now proposing to open the preschool and amend the conditions of approval to allow the preschool to operate afternoon sessions in addition to the previously-approved morning sessions. The afternoon sessions would operate from 12:30 PM to 3:30 PM, and the previously-approved morning sessions would be modified to operate from 8:30 AM to 12:30 AM. The preschool would operate from September to June, coinciding with the Newport-Mesa Unified School District's operating calendar; the preschool will be closed during the months of July and August.

In 2005, the Zoning Code was amended allowing the Zoning Administrator to review amendments to a planning application. However, due to the controversy associated with the original approval, which resulted in PA-00-56 being appealed to City Council, the request was forwarded to the Planning Commission for consideration.

On June 26, 2006, Planning Commission approved the request on a 3-2 vote (Commissioners Egan and Hall voting no). On July 3, 2006, an appeal of the Commission's decision was filed by Beth Refakes and Howard Denghausen.

### **ANALYSIS:**

The issues raised by the appellants, along with staff responses, are discussed below.

#### **Issue 1:**

The 180-day expiration clause in PA-00-56, Condition 13, raised by Commissioner Egan.

#### **Staff Response:**

During the Planning Commission hearing, an issue was raised as to whether the preschool as originally approved under PA-00-56 could now be established despite the 180-day expiration clause in the condition of approval referenced above. The condition can be found in Exhibit "B-2", attached to this report in "Attachment 2". The condition states, in part, the following:

"The master plan herein approved shall be valid until revoked. Approval of the early childhood development center and Kline School's use of the church parking lot for play area shall expire upon discontinuance for a period of 180 days or more..."

During the hearing, staff noted that the preschool was approved as part of the church master plan under PA-00-56, and the master plan is "valid until revoked". Because the master plan has never been revoked, the approval of the preschool is still valid. The expiration clause would only apply if, once the preschool is established, it is discontinued for 180 days or more. During the hearing, the Commission requested confirmation of this interpretation from the Deputy City Attorney, who concurred with this determination.

#### **Issue 2:**

Preschool has never been initiated under PA-00-56.

#### **Staff Response:**

As the appellants correctly noted, the preschool was approved under PA-00-56, but never established. As noted in the discussion under Issue 1 above, the Commission determined that the original approval of the preschool under PA-00-56 was still valid and the Deputy City Attorney agreed with this determination.

### **Issue 3:**

Staff report errors, omissions and misinformation.

Although not stated in the appeal, the issues raised in correspondence submitted by the appellants at the Planning Commission hearing, copies of which are attached to this report (refer to "Attachment 4"), include the following:

1. The staff report incorrectly indicates Leigh Harrison as the property owner.
2. The report incorrectly states that Kline School is located on the church property.
3. An older site plan exhibit showing the approved pick up and drop off area for the preschool, did not show the current parking lot striping configuration for the site.

### **Staff Responses:**

1. Rev. Harrison is the signatory on the application on behalf of the property owner, Lighthouse Coastal Community Church, and therefore is their representative. Pastor Frank Custer is the authorized agent for Rev. Harrison.
2. The zoning location maps and aerial photos have been corrected as noted by the appellants.
3. The site plan exhibits showing the approved pick up and drop off area for the preschool, and the current parking lot striping configuration, are attached for clarity (refer to "Attachment 1").

### **Issue 4:**

The use is not harmonious and compatible with surrounding properties and the neighborhood.

The issues raised in correspondence from the appellants include the following.

1. Ongoing issues related to jaywalking between 300 and 301 Magnolia Street;
2. Church attendees parking along Magnolia Street;
3. The preschool parent handbook does not contain the conditions for drop off and pick up described in PA-00-56;
4. Temporary "EZ-Ups" and food tables set up at 301 Magnolia Street, resulting in the attendees gathering and overflowing into the street;
5. Rental of the church parking lot to a film company;
6. The potential for the use of public property (i.e., public right-of-way) for the benefit of the church and the preschool through a previously granted encroachment permit;
7. Compliance with Review Criteria and Conditions of Approval for Outdoor Play Areas adopted by the City Council;
8. Creation of additional traffic impacts.

### **Staff Responses**

With regard to Items 1 through 5, the applicant has confirmed that, per the recommendation of the Commission Chair, they have scheduled a neighborhood meeting on Monday, July 31<sup>st</sup>, at 2:00 PM at the church Fellowship Hall (a day before the City Council hearing) to meet, discuss, and address various issues and concerns of surrounding neighbors prior to commencement of the preschool operation. The notice sent the surrounding neighbors is "Attachment 5".

With regard to item number 6, copies of the encroachment permit were provided to the church and the state agency responsible for the licensing of preschools to ensure that the boundaries of the play area are limited to the private property only. With regard to item 7, the review criteria for play yards were adopted after the approval of PA-00-56. The Council may add these or other conditions of approval if the request is approved. With regard to item number 8, this item is discussed under Issue 6 below.

### **Issue 5:**

The Planning Commission Chair, Commissioner Garlich, and staff stated several times that the only issue was a three-hour change in the hours of the preschool but then increased the maximum enrollment. The increase in enrollment was not mentioned in either the staff report or the noticing to surrounding property owners.

### **Staff Response:**

The original PA-00-56 allows a maximum enrollment of 60 students for the preschool (condition of approval number 1C in Attachment 2). The applicant is not proposing to increase the enrollment, but the number of sessions (from one session to two). The number of children on-site at any one time would not exceed 60 as originally approved; however, as noted by appellants, the total "daily" attendance would double to 120 children. In response to the issues raised by the appellants at the hearing, the Commission included an additional condition (condition of approval number 2) requiring that the CUP be returned in 12 months to determine if conditions are being met and if any additional modifications are needed to ensure the preschool does not adversely affect surrounding residents.

### **Issue 6:**

The Planning Commission did not consider the adverse impact on surrounding residents, including but not limited to parking traffic noise and safety issues resulting from the afternoon session and increasing the preschool enrollment.

### **Staff Response:**

The Planning Commission did consider the impacts on surrounding residents when they approved the request, subject to additional conditions of approval, and made appropriate findings.

**Issue 7:**

The Planning Commission did not consider the cumulative effect on surrounding residents of the combined activities by the applicant when adding an afternoon session and increasing the preschool enrollment.

**Staff Response:**

The Planning Commission considered the impacts when they approved the request, subject to additional conditions of approval, and made appropriate findings.

**Issue 8:**

The Planning Commission did not consider the adverse impact on surrounding residents of the cumulative effect of parking and traffic by the preschool and Kline School.

**Staff Response:**

See staff's response to Issue 6 and 7 above. Staff also notes that, as of the date of this report, Kline School's lease of the church property has ended, the modular building for Kline School on the church property (approved under ZA-00-19) has been removed, and the school is in the process of relocating to a new site. In the interim, Kline School has applied for a modification to their previously approved CUP to allow curbside parking, pick-up, and drop-off during the relocation period, which has been tentatively scheduled for the August 14, 2006, Planning Commission meeting.

**Issue 9:**

The conditions of approval conflict with the applicant's published schedule.

**Staff Response:**

If approved, the applicant would be required to modify their schedule to comply with conditions of approval number 1A through 1D (refer to "Attachment 2") for the morning and afternoon sessions.

**Issue 10:**

The Planning Commission Chair acknowledged there were neighborhood issues in the past which continue to exist by requesting the applicant to contact and schedule a meeting with residents to address their concerns.

**Staff Response:**

As noted in Issue 4 Staff Response, the applicant has scheduled a neighborhood meeting on Monday, July 31<sup>st</sup>, at 2:00 PM at the church Fellowship Hall (a day before the City Council hearing). Refer to "Attachment 5".

**Issue 11:**

Denial of the applicant's request would not deprive the church from operating a morning session of the preschool. Therefore, a denial would not violate RLUIPA.

**Staff Response:**

Under RLUIPA (Religious Land Use and Institutionalized Persons Act), assembly uses such as preschools are required to be evaluated independent of whether or not the type of preschool is religious-based. Staff concurs with the appellant's statement that if the request is denied based upon findings that the use is not compatible or harmonious with surrounding properties due to traffic, noise, or similar factors, the decision would not violate RLUIPA. Also, as the appellants correctly noted, if the request is denied, the applicant could still operate the morning preschool sessions per the original approval of PA-00-56, subject to the original conditions of approval.

**Issue 12:**

The Planning Commission has failed in their fiduciary responsibility to provide surrounding residents with a safe and secure neighborhood due to the actions of the applicant and the privileges granted.

**Staff Response:**

The Commission determined that, based upon the conditions of approval for the original PA-00-56, and the additional conditions of approval imposed under PA-06-25, the use would be compatible with the surrounding neighborhood. As indicated previously, the Commission will review the approval in 12 months to determine if the use is being operated in compliance with the conditions of approval or if additional conditions or other modifications are needed.

**Issue 13:**

Surrounding residents and property owners are deprived of the quiet and peaceful enjoyment of their properties.

**Staff Response:**

As noted in the previous responses, the Planning Commission considered the impacts to surrounding residents when they approved the request, subject to additional conditions of approval, and made appropriate findings.

### **ALTERNATIVES CONSIDERED:**

City Council may consider the following alternatives:

- (1) Uphold Planning Commission's decision and approve and/or modify the conditions of approval the request.
- (2) Reverse Planning Commission's decision and deny the request. If the request is denied, appropriate findings would need to be made. The applicant could still operate the morning preschool sessions per the original approval of PA-00-56, subject to the original conditions of approval.
- (3) Continue to your September 5, 2006 meeting to allow the church sufficient time to meet, discuss, and address various issues and concerns of surrounding neighbors. As indicated previously, the preschool may open and operate a morning session at anytime, per the original PA-00-56, subject to conditions of approval.

### **FISCAL REVIEW:**

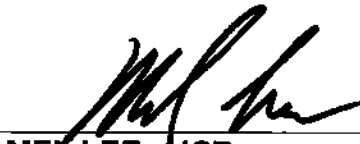
Fiscal review is not necessary.

### **LEGAL REVIEW:**

Legal review is not necessary.

### **CONCLUSION:**

Planning Commission approved the request after determining that the proposed use, as conditioned, would not create any adverse impacts to surrounding properties. City Council may decide as you wish.



MEL LEE, AICP  
Senior Planner



DONALD D. LAMM, AICP  
Deputy City Mgr./Development Svs. Dir.

DISTRIBUTION: City Manager  
Asst. City Manager  
City Attorney  
City Clerk (2)  
Staff (4)  
File

Lighthouse Community Church  
Frank L. Custer, Associate Pastor  
1845 Anaheim Avenue #13D  
Costa Mesa, CA 92626

Leigh Harrison  
980 Carnation  
Costa Mesa, CA 92626

Beth Refakes  
320 Magnolia Street  
Costa Mesa, CA 92627

Howard Denghausen  
343 Magnolia Street  
Costa Mesa, CA 92627

- ATTACHMENTS:
1. Location Map and Plans
  2. Draft City Council Resolutions  
Exhibit "A" Draft Findings  
Exhibit "B" Conditions of Approval
  3. Appeal Form
  4. Correspondence Received From Public
  5. Correspondence Received From Applicant
  6. Minutes from Planning Commission Meeting of  
June 26, 2006
  7. Planning Agenda Report and Attachments
  8. Planning Commission Resolution

File Name: 080106PA0625Appeal	Date: 072406	Time: 11:30 a.m.
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**ATTACHMENT 1**

**LOCATION MAPS AND PLANS**

# PA-06-56

(Revised Exhibit)

## Legend

- ☐ Parcel Addresses
- Street Names
- Parcel Lines
- Ortho Photography



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LOCATION OF KLINE SCHOOL TRAILER  
(RECENTLY REMOVED)

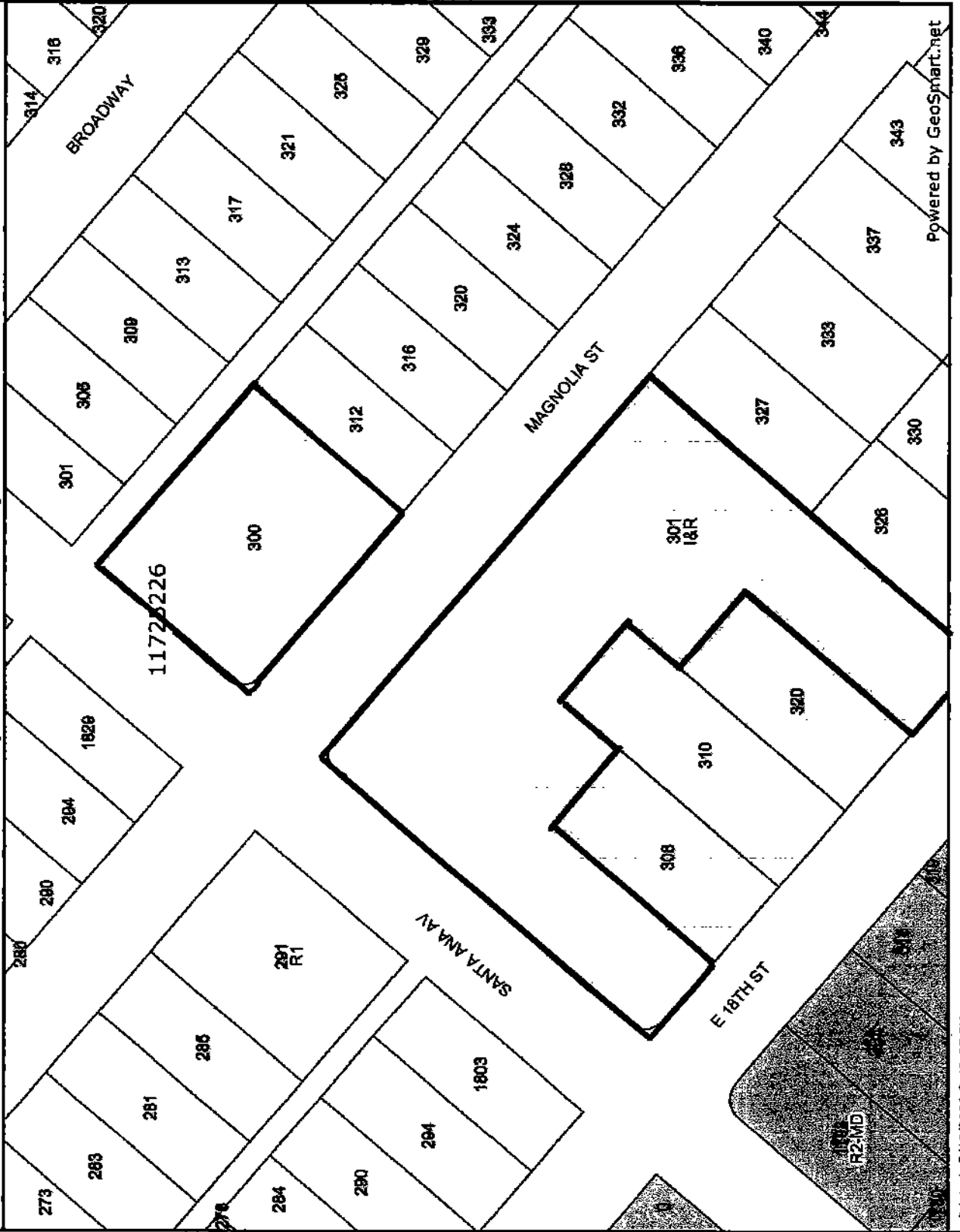
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### Legend

Parcel Address

**Street Names**  
**Parcel Lines**  
**Zoning**

AP C1 C1-S C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100 C101 C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127 C128 C129 C130 C131 C132 C133 C134 C135 C136 C137 C138 C139 C140 C141 C142 C143 C144 C145 C146 C147 C148 C149 C150 C151 C152 C153 C154 C155 C156 C157 C158 C159 C160 C161 C162 C163 C164 C165 C166 C167 C168 C169 C170 C171 C172 C173 C174 C175 C176 C177 C178 C179 C180 C181 C182 C183 C184 C185 C186 C187 C188 C189 C190 C191 C192 C193 C194 C195 C196 C197 C198 C199 C200 C201 C202 C203 C204 C205 C206 C207 C208 C209 C210 C211 C212 C213 C214 C215 C216 C217 C218 C219 C220 C221 C222 C223 C224 C225 C226 C227 C228 C229 C230 C231 C232 C233 C234 C235 C236 C237 C238 C239 C240 C241 C242 C243 C244 C245 C246 C247 C248 C249 C250 C251 C252 C253 C254 C255 C256 C257 C258 C259 C260 C261 C262 C263 C264 C265 C266 C267 C268 C269 C270 C271 C272 C273 C274 C275 C276 C277 C278 C279 C280 C281 C282 C283 C284 C285 C286 C287 C288 C289 C290 C291 C292 C293 C294 C295 C296 C297 C298 C299 C300 C301 C302 C303 C304 C305 C306 C307 C308 C309 C310 C311 C312 C313 C314 C315 C316 C317 C318 C319 C320 C321 C322 C323 C324 C325 C326 C327 C328 C329 C330 C331 C332 C333 C334 C335 C336 C337 C338 C339 C340 C341 C342 C343 C344 C345 C346 C347 C348 C349 C350 C351 C352 C353 C354 C355 C356 C357 C358 C359 C360 C361 C362 C363 C364 C365 C366 C367 C368 C369 C370 C371 C372 C373 C374 C375 C376 C377 C378 C379 C380 C381 C382 C383 C384 C385 C386 C387 C388 C389 C390 C391 C392 C393 C394 C395 C396 C397 C398 C399 C400 C401 C402 C403 C404 C405 C406 C407 C408 C409 C410 C411 C412 C413 C414 C415 C416 C417 C418 C419 C420 C421 C422 C423 C424 C425 C426 C427 C428 C429 C430 C431 C432 C433 C434 C435 C436 C437 C438 C439 C440 C441 C442 C443 C444 C445 C446 C447 C448 C449 C450 C451 C452 C453 C454 C455 C456 C457 C458 C459 C460 C461 C462 C463 C464 C465 C466 C467 C468 C469 C470 C471 C472 C473 C474 C475 C476 C477 C478 C479 C480 C481 C482 C483 C484 C485 C486 C487 C488 C489 C490 C491 C492 C493 C494 C495 C496 C497 C498 C499 C500 C501 C502 C503 C504 C505 C506 C507 C508 C509 C510 C511 C512 C513 C514 C515 C516 C517 C518 C519 C520 C521 C522 C523 C524 C525 C526 C527 C528 C529 C530 C531 C532 C533 C534 C535 C536 C537 C538 C539 C540 C541 C542 C543 C544 C545 C546 C547 C548 C549 C550 C551 C552 C553 C554 C555 C556 C557 C558 C559 C560 C561 C562 C563 C564 C565 C566 C567 C568 C569 C570 C571 C572 C573 C574 C575 C576 C577 C578 C579 C580 C581 C582 C583 C584 C585 C586 C587 C588 C589 C590 C591 C592 C593 C594 C595 C596 C597 C598 C599 C600 C601 C602 C603 C604 C605 C606 C607 C608 C609 C610 C611 C612 C613 C614 C615 C616 C617 C618 C619 C620 C621 C622 C623 C624 C625 C626 C627 C628 C629 C630 C631 C632 C633 C634 C635 C636 C637 C638 C639 C640 C641 C642 C643 C644 C645 C646 C647 C648 C649 C650 C651 C652 C653 C654 C655 C656 C657 C658 C659 C660 C661 C662 C663 C664 C665 C666 C667 C668 C669 C670 C671 C672 C673 C674 C675 C676 C677 C678 C679 C680 C681 C682 C683 C684 C685 C686 C687 C688 C689 C690 C691 C692 C693 C694 C695 C696 C697 C698 C699 C700 C701 C702 C703 C704 C705 C706 C707 C708 C709 C710 C711 C712 C713 C714 C715 C716 C717 C718 C719 C720 C721 C722 C723 C724 C725 C726 C727 C728 C729 C730 C731 C732 C733 C734 C735 C736 C737 C738 C739 C740 C741 C742 C743 C744 C745 C746 C747 C748 C749 C750 C751 C752 C753 C754 C755 C756 C757 C758 C759 C760 C761 C762 C763 C764 C765 C766 C767 C768 C769 C770 C771 C772 C773 C774 C775 C776 C777 C778 C779 C780 C781 C782 C783 C784 C785 C786 C787 C788 C789 C790 C791 C792 C793 C794 C795 C796 C797 C798 C799 C800 C801 C802 C803 C804 C805 C806 C807 C808 C809 C810 C811 C812 C813 C814 C815 C816 C817 C818 C819 C820 C821 C822 C823 C824 C825 C826 C827 C828 C829 C830 C831 C832 C833 C834 C835 C836 C837 C838 C839 C840 C841 C842 C843 C844 C845 C846 C847 C848 C849 C850 C851 C852 C853 C854 C855 C856 C857 C858 C859 C860 C861 C862 C863 C864 C865 C866 C867 C868 C869 C870 C871 C872 C873 C874 C875 C876 C877 C878 C879 C880 C881 C882 C883 C884 C885 C886 C887 C888 C889 C890 C891 C892 C893 C894 C895 C896 C897 C898 C899 C900 C901 C902 C903 C904 C905 C906 C907 C908 C909 C910 C911 C912 C913 C914 C915 C916 C917 C918 C919 C920 C921 C922 C923 C924 C925 C926 C927 C928 C929 C930 C931 C932 C933 C934 C935 C936 C937 C938 C939 C940 C941 C942 C943 C944 C945 C946 C947 C948 C949 C950 C951 C952 C953 C954 C955 C956 C957 C958 C959 C960 C961 C962 C963 C964 C965 C966 C967 C968 C969 C970 C971 C972 C973 C974 C975 C976 C977 C978 C979 C980 C981 C982 C983 C984 C985 C986 C987 C988 C989 C990 C991 C992 C993 C994 C995 C996 C997 C998 C999 1000



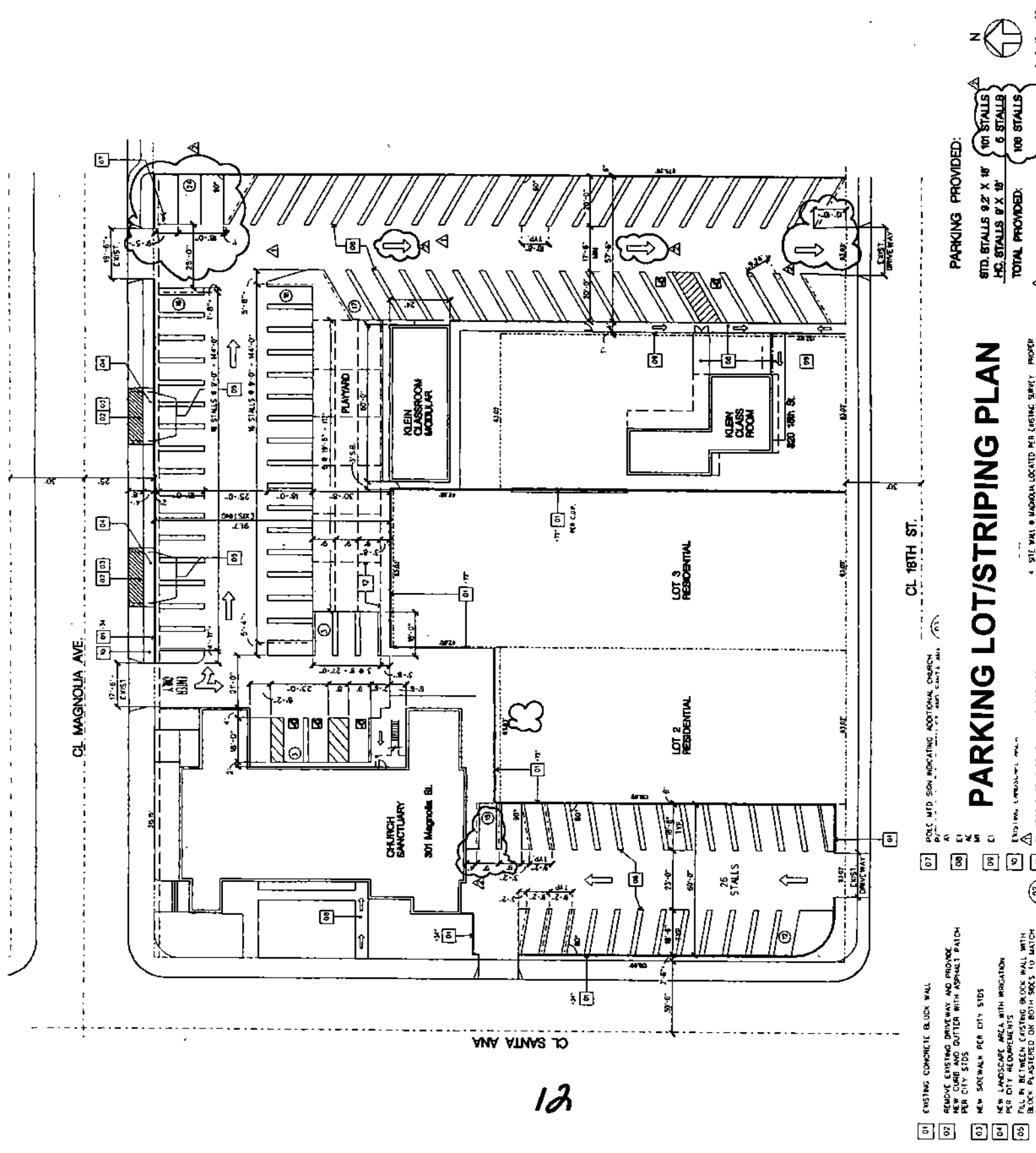
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SEAL OF THE STATE OF MASSACHUSETTS  
PLANNING BOARD  
100 STATE STREET  
SOUTH BOSTON, MASSACHUSETTS 02109  
TEL 617-624-5000

PROJECT NAME <b>LIGHTHOUSE COASTAL COMMUNITY CHURCH</b>	
300 / 301 Magnolia St. Cohasset, MA 01931	
SHEET TITLE <b>SITE PLAN / PARKING ANALYSIS</b>	

PROJECT NO.	00-130
LAST REVISION DATE	11/20/01
REVISIONS	
PLANNING CORRECTIONS	1/18/01
PLANNING CORRECTIONS	3/7/01
PLANNING CORRECTIONS	12/20/01
PARKING PROVIDED:	
STD. STALLS 9'2" X 18'	101 STALLS
HC STALLS 8' X 18'	6 STALLS
TOTAL PROVIDED:	107 STALLS



PARKING PROVIDED:

STD. STALLS 9'2" X 18'	101 STALLS
HC STALLS 8' X 18'	6 STALLS
TOTAL PROVIDED:	107 STALLS

**PARKING LOT/STRIPING PLAN**

4. SITE WALL & BUILDING LOCATED PER EXISTING SURVEY. PROPOSED APPROVALS TO BE OBTAINED AT A LATER DATE SHOULD ANY

- 01 EXISTING CONCRETE BLOCK WALL
- 02 REMOVE EXISTING DRIVEWAY AND PROVIDE NEW CURB AND GUTTER WITH ASPHALT PATCH PER CITY STDS
- 03 NEW SIDEWALK PER CITY STDS
- 04 NEW LANDSCAPE AREA WITH IRRIGATION PER CITY REQUIREMENTS
- 05 FILL IN BETWEEN EXISTING BLOCK WALL WITH FILL AND GRASS. EXISTING ASPHALT DRIVEWAY, EXISTING ASPHALT DRIVEWAY, EXISTING ASPHALT DRIVEWAY
- 07 POLE MTD SIGN INDICATING ADDITIONAL CHURCH
- 08 EXISTING LANDSCAPE WALL
- 09 EXISTING DRIVEWAY
- 10 EXISTING DRIVEWAY
- 11 EXISTING DRIVEWAY



**ATTACHMENT 2**

**DRAFT CITY COUNCIL RESOLUTIONS**

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-25**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS  
FOLLOWS:

WHEREAS, an application was filed by Frank L. Custer, representing the property owner, Leigh Harrison, owner of real property located at 300 and 301 Magnolia Street, requesting approval of a modification to previously approved Master Plan PA-00-56 for hours of operation for a church preschool; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 26, 2006, and PA-06-25 was approved; and

WHEREAS, on July 3, 2006, Planning Commission's approval of PA-06-25 was appealed to City Council; and

WHEREAS, a duly noticed public hearing was held by the City Council on August 1, 2006.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the City Council hereby **APPROVES** Planning Application PA-06-25 for the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-06-25 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the Conditions of Approval, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

**PASSED AND ADOPTED this 1st day of August, 2006.**

ATTEST:

\_\_\_\_\_  
Deputy City Clerk of the City of  
Costa Mesa

\_\_\_\_\_  
Mayor of the City of Costa Mesa

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(5) in that the proposed master plan amendment meets the broader goals of the General Plan, and the Zoning Code by integration of uses and protection of the integrity of neighboring development. Specifically, all applicable conditions of approval for Master Plan PA-00-56, including maximum enrollment (60 students), pick up and drop off of students (to be done at the church parking lot), crossing the street at approved locations, etc., would remain unchanged. Additionally, the church preschool will have limited hours of operation, a specialized curriculum, and a schedule that will coincide with the local school district. There have been no recent complaints of code enforcement violations associated with the church.
- B. The request complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The church preschool use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The church preschool use is consistent with the General Plan.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng. 1. All conditions of approval for PA-00-56 (attached as Exhibit "B-2") shall be complied with, with the following modifications:
- 1A: The church preschool shall be limited to Monday through Friday from 8:30 AM to 11:30 AM for the morning sessions, and 12:30 PM to 3:30 PM for the afternoon sessions.
  - 1B: Students shall not be permitted to arrive earlier than 8:30 AM and shall depart no later than 3:30 PM.
  - 1C: A maximum enrollment of 60 children shall be permitted for the church preschool for each session.
  - 1D: The operators shall provide proof that they have received the necessary State licensing to operate the church preschool prior to commencement of the preschool.
2. The applicant is hereby notified that the Planning Commission will review the CUP in 12 months to determine if the conditions of approval are being complied with.

## EXHIBIT "B-2"

### CONDITIONS OF APPROVAL

- Plng. 1. A weekday, early childhood development center shall be permitted under the following operating parameters:
- A. Development center hours shall be limited to Monday through Friday from 9 a.m. to 12 noon.
  - B. Students shall not be permitted to arrive earlier than 8:30 a.m. and shall leave by 12:30 p.m.
  - C. A maximum enrollment of 60 children shall be permitted for the development center.
  - D. All drop-off and pick-up shall be located on the church parking lot at 301 Magnolia Street, per the plan submitted by the applicant and attached to this report. Both options may be used; if only one is used, Option A (Magnolia Street parking area) shall be used.
  - E. Students shall not be permitted to cross the street except at a crosswalk, under the supervision of teachers or adult staff.
  - F. Parents shall park in the church parking lot at 301 Magnolia Street if for any reason a child needs to be picked-up before the end of the session.
  - G. The operators shall provide proof that they have received the necessary State licensing to operate the development center.
  - H. All cars shall park in approved and striped parking spaces prior to dropping off or picking up students.
2. Kline School may continue accessing the east parking lot from the north to south for student drop-off and pick-up purposes as long as this does not conflict with other activities using this parking area.
3. A plan for the use of parking lot barriers shall be submitted to the Planning Division within 90 days. Approval of that plan shall be under the direction of the Planning Division.
4. Outdoor play activities for Klein School shall be generally consistent with the times and locations described in Ms. Kline's letter dated April 3, 2001. Outdoor play activities for the preschool shall be generally consistent with the times described in the Lighthouse Coastal Community Church's General Schedule submitted as part of a letter from Cindy Wickliff, dated February 6, 2001.
5. The church shall make diligent efforts to encourage the congregation to park on-site. Recommended efforts include, but are not limited to, the use of announcements, mailings, and stationing church personnel in the parking lot.
6. A land use restriction, prepared by Planning staff, shall be recorded holding 300 and 301 Magnolia Street as one for purposes of calculating parking. This land use restriction may not be removed unless the buildings at 300 Magnolia Street are demolished and adequate parking provided independent of the parking at 301 Magnolia Street.
7. The various uses shall be managed so their parking needs do not conflict. Any changes to the hours or other substantive changes proposed for Kline School and/or the development center shall require prior City approval.

8. All organized outdoor activities other than organized outdoor play activities for the Klein School and the preschool, referenced in condition of approval number 4 of this application, shall require prior approval of a separate minor conditional use permit.
9. One, 24" box canopy tree shall be planted at 300 Magnolia Street in the front setback along Santa Ana Avenue. Type and location of trees shall receive approval by the Planning Division prior to planting. This condition shall be completed within 90 days of City Council action.
10. Landscaping shall be installed and parking lot restriped consistent with the plans approved April 2, 2001, within 90 days of City Council action. (Parking lot striping has already been completed.)
11. Trash enclosures shall be required for any bins, including those serving Klein School, and shall be installed on church or Klein School property within 60 days of City Council action. Design of the trash enclosure shall conform with City standards.
12. The applicant is reminded that all conditions of approval of Minor Conditional Use Permit ZA-00-19 still apply (copy attached hereto).
13. The master plan herein approved shall be valid until revoked. Approval of the early childhood development center and Klein School's use of the church parking lot for play area shall expire upon discontinuance for a period of 180 days or more. The master plan may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
14. Approval of this master plan supersedes all previous master plans and conditional use permits approved for these sites.

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
COSTA MESA DENYING PLANNING APPLICATION PA-06-25**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS  
FOLLOWS:

WHEREAS, an application was filed by Frank L. Custer, representing the property owner, Leigh Harrison, owner of real property located at 300 and 301 Magnolia Street, requesting approval of a modification to previously approved Master Plan PA-00-56 for hours of operation for a church preschool; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 26, 2006, and PA-06-25 was approved; and

WHEREAS, on July 3, 2006, Planning Commission's approval of PA-06-25 was appealed to City Council; and

WHEREAS, a duly noticed public hearing was held by the City Council on August 1, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the City Council hereby **DENIES** Planning Application PA-06-25 with respect to the property described above.

**PASSED AND ADOPTED this 1st day of August, 2006.**

ATTEST:

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**Deputy City Clerk of the City of  
Costa Mesa**

---

**Mayor of the City of Costa Mesa**

**APPROVED AS TO FORM:**

---

**City Attorney**

**ATTACHMENT 3**

**APPEAL FORM**

CITY OF COSTA MESA  
P. O. Box 1200  
Costa Mesa, CA 92628-1200

FEE: \$1,070.00

APPLICATION FOR REVIEW, APPEAL OR REHEARING

Applicant Name: BETH REFAKES & HOWARD DENGHAUSEN  
Address: 320 MAGNOLIA ST. & 343 MAGNOLIA ST.  
Phone: 949-646-6206 Representing: N/A

REQUEST FOR: ☐ REVIEW\*\* ☒ APPEAL ☐ REHEARING

Section on which review, appeal or rehearing is requested (give number of rezone, zone exception, ordinance, etc., if

applicable, and the date of the decision, if known.) PA-06-25 (JUNE 26, 2006 -  
PLANNING COMMISSION)

Reasons for requesting review, appeal or rehearing:

SEE ATTACHED ITEMS 1 THRU 13

RECEIVED  
CITY CLERK  
2006 JUL -3 PM 3:57  
CITY OF COSTA MESA

Date: 03 JULY 2006 Signature: Beth Refakes Howard Denghausen

For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF: August 1, 2006  
If review, appeal or rehearing is for person or body other than City Council/Planning  
Commission, date of hearing of review, appeal or rehearing:

If you are serving as the agent for another person, please identify the person you represent and provide proof of agency  
This form may be requested only by City Council or City Council Member  
City of Costa Mesa Application for Review-Appeal-Rehearing

Appeal by residents of PA-06-25 based on the following:

1. The 180-day expiration clause in PA-00-56, Condition 13, raised by Commissioner Egan.
2. Preschool has never been initiated under PA-00-56.
3. Staff report errors, omissions and misinformation.
4. The use is not harmonious and compatible with surrounding properties and the neighborhood.
5. The Planning Commission Chair, Commissioner Garlic and staff stated several times that the only issue was a three-hour change in the hours of the preschool but then increased the maximum enrollment. The increase in enrollment was not mentioned in either the staff report or the noticing to surrounding property owners.
6. The Planning Commission did not consider the adverse impacts on surrounding residents, including but not limited to parking, traffic, noise and safety issues resulting from the afternoon session and increased enrollment.
7. The Planning Commission did not consider the cumulative effect on surrounding residents of the combined activities by the applicant when adding an afternoon session and increasing the preschool enrollment.
8. The Planning Commission did not consider the adverse impact on surrounding residents of the cumulative effect of parking and traffic by the preschool and Kline School.
9. The conditions of approval conflict with the applicant's published schedule.
10. The Planning Commission Chair acknowledged there were neighborhood issues in the past which continue to exist by requesting the applicant to contact and schedule a meeting with residents to address their concerns.
11. Denial of the applicant's request would not deprive the church from operating a morning session of the preschool. Therefore, a denial would not violate RLUIPA.
12. The Planning Commission has failed in their fiduciary responsibility to provide surrounding residents with a safe and secure neighborhood due to the actions of the applicant and the privileges granted.
13. Surrounding residents and property owners are deprived of the quiet and peaceful enjoyment of their properties.

**ATTACHMENT 4**

**CORRESPONDENCE RECEIVED FROM  
PUBLIC**

# HOWARD DENGHAUSEN

POST OFFICE BOX 1982  
NEWPORT BEACH, CA  
92659 USA

TEL: 949.646.3667  
FAX: 949.646.6206

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

JUN 27 2006

27 June 2006

**City of Costa Mesa**  
Planning Department  
77 Fair Drive  
Costa Mesa, CA 92628-1200

Attn: **Bill Perkins**, Chairman, Planning Commission

Re: List of Petitioners opposing PA-06-25

Dear Chairman Perkins,

One of your directions to the Lighthouse Coastal Community Church's leadership last night was to contact the petitioners opposing the afternoon preschool session. As you correctly noted, the Church's leadership has changed completely except for Mr. Frank Custer. They have largely ignored the complaints of the neighborhood, especially those nearest to the Church.

In a proactive attempt to facilitate the meeting you directed, please find attached a list of the names and addresses of the petitioners clearly spelled out.

I do not agree with your motion to approve PA-06-25 with additional conditions, nor the Commission's vote to approve said motion. However, I will once again do my best to work with the Church's new and aggressive leadership to express the detrimental impacts and concerns of the surrounding property owners and the neighborhood.

Please feel free to contact me at the number above or 949.735.2580 (cell phone).

Sincerely,

Howard Denghausen  
343 Magnolia St.

Encl: Petitioners Opposing PA-06-25  
CC: Leigh Harrison, Pastor LCCC, File

## PETITION TO THE COSTA MESA PLANNING COMMISSION

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 & 301 MAGNOLIA STREET

We OPPOSE PA-06-25, the request to modify the previously approved Master Plan PA-00-56 for hours of operation for a church preschool. We, the undersigned, ask that you DENY Planning Application PA-06-25.

Print Name: Julie Joya Signature: Julie Joya

Address: 311 Magnolia St Date: 6/24/06

Print Name: Lee R. Hines Signature: Lee R. Hines

Address: 376 MAGNOLIA ST Date: 6/24/06

Print Name: CHARLEEN DURKEE Signature: Charleen Durkee

Address: 340 MAGNOLIA ST Date: 6/25/06

Print Name: Edward Whittemore Signature: Edward Whittemore

Address: 337 MAGNOLIA ST. Date: 6/25/06

Print Name: Christina Whittemore Signature: Christina J. Whittemore

Address: 337 Magnolia St. Date: 6/25/06

Print Name: ALICE E. POWERS Signature: Alice E. Powers

Address: 336 Magnolia, CT Date: 6/25/2006

## PETITION TO THE COSTA MESA PLANNING COMMISSION

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 & 301 MAGNOLIA STREET

We OPPOSE PA-06-25, the request to modify the previously approved Master Plan PA-00-56 for hours of operation for a church preschool. We, the undersigned, ask that you DENY Planning Application PA-06-25.

Print Name: Ruby Wilbur Signature: Ruby M Wilbur

Address: 312 Magnolia St, Costa Mesa Date: 6/24/06

Print Name: REBECCA M. Iltenberg Signature: Rebecca Iltenberg

Address: 327 B. MAGNOLIA ST COSTA MESA Date: 6/24/06

Print Name: Bonnie Winkler Signature: Bonnie Winkler

Address: 327<sup>A</sup> Magnolia St. Costa Mesa Date: 6/24/06

Print Name: Tim Winkler Signature: Tim Winkler

Address: 327<sup>A</sup> Magnolia St. Costa Mesa Date: 6/24/06

Print Name: Jackie Schuck Signature: Jackie Schuck

Address: 316 Magnolia CM Date: 6/25/06

Print Name: Bonnie Smith Signature: Bonnie Smith

Address: 328 Magnolia St. CM Date: 06/25/06

# PETITION TO THE COSTA MESA PLANNING COMMISSION

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 & 301 MAGNOLIA STREET

We OPPOSE PA-06-25, the request to modify the previously approved Master Plan PA-00-56 for hours of operation for a church preschool. We, the undersigned, ask that you DENY Planning Application PA-06-25.

Print Name: Jill Gracia Signature: Jill Gracia  
Address: 349 Magnolia St Date: 6/26/06

Print Name: Dougall + Cynthia Johnson Signature: Dougall Johnson  
Address: 354 Magnolia St Date: 6/24/06

Print Name: CYNTHIA JOHNSON Signature: Cynthia Johnson  
Address: 354 Magnolia Date: 6/24/06

Print Name: DAVID BEAUDIN Signature: David Beaudin  
Address: 359 MAGNOLIA ST Date: 6/24/06

Print Name: Jessie Samsky Signature: Jessie Samsky  
Address: Jessie Beaudin Date: 6/24/06  
359 Magnolia St C.M. 08 92627

Print Name: John Jyee Signature: John Jyee  
Address: 371 Magnolia St Date: 6/24/06

## PETITION TO THE COSTA MESA PLANNING COMMISSION

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 & 301 MAGNOLIA STREET

We OPPOSE PA-06-25, the request to modify the previously approved Master Plan PA-00-56 for hours of operation for a church preschool. We, the undersigned, ask that you DENY Planning Application PA-06-25.

Print Name: GLADYS REFAKES Signature: Gladys Refakes

Address: 320 Magnolia Date: 6/25/06

Print Name: CHARLIE KENNY Signature: Charlie Kenny

Address: 1829 SANTA ANA Date: 6/25/06

Print Name: Beth Refakes Signature: Beth Refakes

Address: 320 Magnolia Date: 06/25/06

Print Name: RAY DUNHAM Signature: Ray

Address: 324 MAGNOLIA ST Date: 06/25/06

Print Name: Paul Wilbur Signature: Paul Wilbur

Address: 312 Magnolia Date: 6/25/06

Print Name: Diane Denghausen Signature: Diane Denghausen

Address: 343 MAGNOLIA ST Date: 6/25/06

## PETITION TO THE COSTA MESA PLANNING COMMISSION

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 & 301 MAGNOLIA STREET

We OPPOSE PA-06-25, the request to modify the previously approved Master Plan PA-00-56 for hours of operation for a church preschool. We, the undersigned, ask that you DENY Planning Application PA-06-25.

Print Name: Jill B. Verrall Signature: Jill B. Verrall  
Address: 284 E. 18th Street Date: 6/25/06

Print Name: Tim Verrall Signature: [Signature]  
Address: 284 E. 18th St. Date: 6/25/06

Print Name: HOWARD DENGHAUSEN Signature: Howard Denghausen  
Address: 343 MAGNOLIA ST. Date: 6/25/06

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

## PETITION TO THE COSTA MESA PLANNING COMMISSION

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 & 301 MAGNOLIA STREET

We OPPOSE PA-06-25, the request to modify the previously approved Master Plan PA-00-56 for hours of operation for a church preschool. We, the undersigned, ask that you DENY Planning Application PA-06-25.

Print Name: Kim Faris Signature: [Signature]  
Address: 357 Magnolia cm Date: 6/25/06

Print Name: Dave Griscom Signature: [Signature]  
Address: 351 Magnolia St Date: 06/28/06

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

June 26, 2006

City of Costa Mesa  
Planning Division  
P.O. Box 1200  
Costa Mesa, CA 92628

Reference: Planning Application PA-06-25 for Lighthouse Coastal Community Church  
300 and 301 Magnolia

As Magnolia Street residents, we are extremely disappointed that the Lighthouse Coastal Community Church (also referred to as the church) intends to establish the preschool approved under PA-00-56. We oppose Planning Application PA-06-25 to approve a modification to PA-00-56 for hours of operation for a church preschool to include an afternoon session.

There are several issues, which are raised by PA-06-25, which need to be addressed.

**1. Staff Report Issues**

The staff report, dated June 15, 2006, contains information which requires clarification or is inaccurate.

- a. On the cover page, the staff report indicates Leigh Harrison is the property owner. However, recorded documents indicate the legal property owner is the First Baptist Church of Costa Mesa, dba Lighthouse Coastal Community Church. Mr. Harrison, who is the current church pastor, is listed only as CEO. This raises the issue of whether the preschool is a business operation conducted by Mr. Custer and Mr. Harrison instead one run by the church.
- b. On page 2, the staff report incorrectly states that there is a K-8 elementary school located at 301 Magnolia (Kline School). The Kline School is actually located at 320 E. 18<sup>th</sup> Street on a separate parcel with a different owner. The only issues included in PA-00-56 referencing the Kline School is the use of the church parking lot as a playground and her drop-off and pickup points which occur on church property located at 301 Magnolia. Therefore, there is no elementary school located at 301 Magnolia. The Kline School pursuant to ZA-00-19 condition of approval #4 utilizes the play yard, located in the parking lot at 301 Magnolia. ZA-00-19 also permits the installation of a modular building in the parking lot at 301 Magnolia for use by the Kline School. Since PA-00-56 supersedes all previous master plans and CUP's, the church no longer has a CUP for a K-8 elementary school.
- c. Although the staff report, on page 2, states that there have been no complaints about the church, numerous resident complaints concerning traffic congestion, parking and noise made to Mr. Custer have been ignored.
- d. Page 2 of the staff report indicates that the preschool will be closed during the months of July and August, however, the church normally has vacation bible school during this time.
- e. On page 3, it is staff's conclusion that the proposed change in hours of operation will not have an adverse impact on surrounding properties since the schedule will coincide with the local school district. However, the Newport-Mesa Unified School District has bus stops at 301 Magnolia at the same time as the proposed afternoon preschool pick-up generating additional traffic and congestion on Magnolia.

12-11-01

- f. Page 11 of the staff report appears to be missing. Page 10 contains a letter from Frank Custer, Associate Pastor to the City of Costa Mesa requesting the change in hours to allow the afternoon session. The next page, which is on the backside of the letter, that according to Mel Lee is the parent handbook referenced in the letter as Attachment 1. is marked as page 12. Where is page 11?
- g. On page 12, in what is suppose to be the preschool parent handbook referenced as attachment 1 in the letter on page 10, there is no mention of the drop-off and pick-up restrictions contained in the PA-00-56 conditions of approval (1D, 1E, 1F and 1H). What will be the mechanism for insuring the conditions of approval are enforced concerning drop-off and pick-up?
- h. The outline of the property on pages 13 and 14 of the staff report include the Kline School property. The Kline School CUP is separate from PA-00-56 and should not be included in the diagram. Only that portion of church property, where the modular building is located should be included in the diagram. ZA-00-19, referenced in the PA-00-56 conditions of approval, makes the modular building located on church property permanent and PA-00-56 defines the Kline School's use of the parking lot as a playground.
- i. On page 15, sheet S3, the diagram does not contain the current parking lot layout. Specifically, the diagram on page 15 does not contain the actual direction of the parking lot striping and the traffic flow. The current parking lot configuration is accurately depicted on sheet A1.1, Site Plan/Parking Analysis, for PA-00-56 contained in the City Council Agenda report dated September 17, 2001 (Rehearing of Master Plan Amendment PA-00-56).
- j. Staff's conclusion that an afternoon session will have no adverse impact on surrounding residents makes no sense. Although the maximum enrollment for the morning session is 60, which will generate 120 trips, the addition of an afternoon session will generate an additional 120 trips excluding staff for a total of 240 added daily trips just for the preschool. Information provided by the City, in conjunction with the Broadway traffic study indicates that Magnolia at Westminster has 350 ADT. However, at Magnolia and Santa Ana, the ADT generated by the approved Kline School and church parking exceeds the 350 ADT without including the counts generated by residents and the preschool. The preschool alone will generate an additional 240 ADT assuming both a morning and afternoon session. Without the afternoon session, traffic on Magnolia will only be increased by 120 ADT instead of 240 ADT.

## 2. Licensing Issues

There are several issues related to the Lighthouse Coastal Community Church and the Lil' Lighthouse Preschool advertising and licensing which are of concern.

- a. The Lil' Lighthouse Preschool website states under "About Us" that the preschool is licensed by the "Department of Health, State of California." This is a false statement as the Health Department does not issue licenses for preschools. On the preschool website, under "Program-State Licensing", it says they are licensed by the California State Department of Social Services. These statements are inaccurate and misleading. In checking with the state, the licensing of preschools is under the control of the Department of Social Services (DSS) and not the Department of Health. The DSS Community Care Licensing Division Child Care Offices are located throughout the state of California. The application for the preschool was filed at the Orange County Regional Office in Orange and, the status as of last week was pending.

- b. DSS regulations, per section 101162, General Licensing Requirements, prohibits a person or entity from advertising or representing itself as a licensed child care facility prior to obtaining a valid license issued by DSS. The childcare license number must be revealed in all advertisements, publications or announcements made with the intent to attract clients. Since they do not have a valid license, how can they start registration and collect a non-refundable \$100.00 fee per year per child as stated on their website.
- c. The site layout submitted to the DSS includes notations on Building B Upstairs as Youth Rooms for Jr. High and High School. What is the proposed weekday use of these areas?

### 3. Site and Neighborhood Issues

There are many issues related to noise, traffic and safety that have not been corrected by the Lighthouse Coastal Community Church over the past five years, which severely impact the neighborhood.

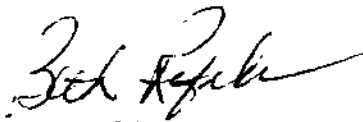
- a. Jaywalking between 300 Magnolia and the 301 Magnolia sanctuary and parking lot has not significantly improved and continues to be a safety hazard to both church attendees and residents. Drivers are constantly dodging pedestrians darting out from between parked cars to jaywalk between the two sites. In a letter, dated August 25, 1999 from Allan Roeder, item 3, page 5, paragraph 2, Mr. Roeder states "the photographs submitted and some of my own observations reflect a sense of ownership of Magnolia Street by attendees of the church and the preschool. Given everyone's concern about vehicular and pedestrian safety, this is a situation that cannot be allowed to continue." However, over five years later we are having the same problems. The church attendees and staff do not use the crosswalk and continue to cross the street illegally. Now through the use of plastic bollards on each side of the street in the public right-of-way, the church has created an illegal crosswalk in front of the entrance between Building C and the Fellowship Hall located at 300 Magnolia and the main sanctuary at 301 Magnolia.
- b. The use of the Magnolia Street parking lot during overnight hours is a significant imposition on surrounding residents. Residents are awakened at 4:00 a.m. or 5:00 a.m. Rental of the parking lot to a film company, which started to set up commissary operations on a weekday at 4:00 a.m., generated noise that woke up surrounding residents. Large trucks and other vehicles started arriving before 6:00 a.m. More recently, on the morning of June 3, about 10-15 vehicles arrived in the parking lot about 5:00 a.m. A group of about 25 gathered in the Magnolia Street parking lot with music playing and loud voices, which continued until around 6:15 a.m. when they departed. The use of the parking lot, during overnight hours, is very disruptive to surrounding residents who work and have families and infringes upon the rights of residents to have the peaceful and quiet enjoyment of their properties. Due to the close proximity of single-family residential homes, the Magnolia Street parking lot should be used only for the parking vehicles between 7:00 a.m. and 11:00 p.m. or as described in PA-00-56 and ZA-00-19. No activities should be conducted in either parking lot after 11:00 p.m. and before 7:00 a.m.
- c. Noise from amplified sound, including DJ's and live entertainment, in the courtyard at 300 Magnolia for events such as birthday parties, wedding receptions, etc., continues to spill over into homes of nearby residents. Noise complaints to Mr. Custer have been ignored.
- d. Overflow parking on Magnolia Street and the failure to use the parking lot prevents residents from accessing their properties. Driveways are frequently blocked. The church should do what ever it takes to insure the parking lots are used. The church has a single sign placed near the entrance to the west parking lot driveway but it is often obscured from the view of drivers due to the vehicles parked in front of the church or pedestrian traffic. Unfortunately, the sign does not

direct drivers to the Santa Ana/E. 18<sup>th</sup> Street parking lot when demand exceeds the Magnolia Street parking lot capacity. Recently the sign has been placed across the street in front of the canopy entrance to Fellowship Hall at 300 Magnolia. Once again, the sign is not visible to drivers since its view is obscured by parked vehicles and pedestrian traffic.

- e. Overnight and long-term parking next to surrounding resident's properties represents a safety issue. Vehicles are parked overnight or for several days along the eastern wall of the Magnolia Street parking lot. Various types of vehicles including a school bus have been parked along the wall next to resident's homes which makes it very easy for someone to stand on a bumper or on the back of a truck and jump over the wall. Easy access to patios and backyards represents a safety issue.
- f. Loitering by groups of teenagers on skateboards, scooters and bicycles represent a safety hazard to residents. Skateboarding across Magnolia Street between the western driveway at 301 Magnolia and the Fellowship Hall at 300 Magnolia represents a hazard to drivers. Skateboards, scooters and bicycles left in the middle of Magnolia create an obstacle course for drivers to navigate and represent a safety issue.
- g. The temporary "E-Z-Ups" and food tables set up in front of the sanctuary at 301 Magnolia results in the attendees gathering and overflowing into the street creating a pedestrian hazard for drivers entering Magnolia from Santa Ana Avenue.
- h. The traffic generated by the Kline School and the church speeds down Magnolia from both Santa Ana and Tustin. Magnolia Street is less than 40 feet wide (curb to curb) with a non-posted speed limit of 25 mph. Drivers normally drive down the middle of the street to avoid parked cars and pedestrian traffic. In a recent traffic survey in connection with the Broadway traffic study, the estimated 85% percentile speed is 31.9 which is almost 7 mph over the speed limit. However, the actual speed traveled by many visitors to the Kline School and church is between 35 and 40 mph. Even the school bus travels well over the 85<sup>th</sup> percentile. The speeding represents a significant safety issue to drivers as well as pedestrian traffic since many residents walk with their children and dogs during the day as well as in the evening hours.
- i. The increased activities at the church, excluding the preschool, have generated an excessive amount of traffic and congestion. The congestion is so bad some times that there is complete grid-lock and the street is completely blocked. As a result, residents are unable to find parking or access their property.
- j. The rear building (Building B) at 300 Magnolia is frequently used by the church for lodging purposes. Last year there were about 30-40 people, brought in by a school bus, living in the building for about a two-week period. There have also been what appear to be sleepovers held at 300 Magnolia. This is of concern to many residents in the neighborhood especially those who have children and grandchildren.
- k. Although the number of accidents at the intersection of Santa Ana and Magnolia, prepared by the City in connection with the Broadway traffic study, indicates only 1 accident has occurred, the accident rate is much higher. A former neighbor was involved in a collision at the intersection and I have observed several fender-benders as well debris such as broken glass in the intersection. Many of these accidents are probably unreported. In fact, our cars, while legally parked in front of our house, have been hit three times by drivers in the past 5 years.

Although we realize the importance of early childhood education, we do not believe surrounding residents should bear the burden of additional noise and traffic that would be generated by an afternoon session. It is important to note that residents are here 24/7 and are impacted by all of the activities occurring at the church as well as the Kline School's use of the church parking lot. We have lives that include jobs and families with children and grandchildren and, as residents and taxpayers, we have a right to a safe and secure neighborhood and the quiet and peaceful enjoyment of our properties.

Unfortunately, during the past 5 years, nothing has changed in the neighborhood to address the concerns of residents during the PA-00-56 approval process. As a result, we believe that the Lighthouse Coastal Community Church should establish the preschool under the existing conditions set forth in PA-00-56. Once the Lighthouse Coastal Community Church has demonstrated it can manage a morning session preschool in a safe and orderly manner which has a minimal impact on surrounding residents, in a year or two, it can then apply for a modification to the current conditions. Therefore, until such time as our neighborhood is returned to its once quiet and peaceful state and the church learns to respect neighbor's rights by resolving the long-standing problems in our neighborhood, we oppose any extension of the preschool hours and request that you deny PA-06-25.



Beth Refakes  
320 Magnolia  
Costa Mesa, CA 92627

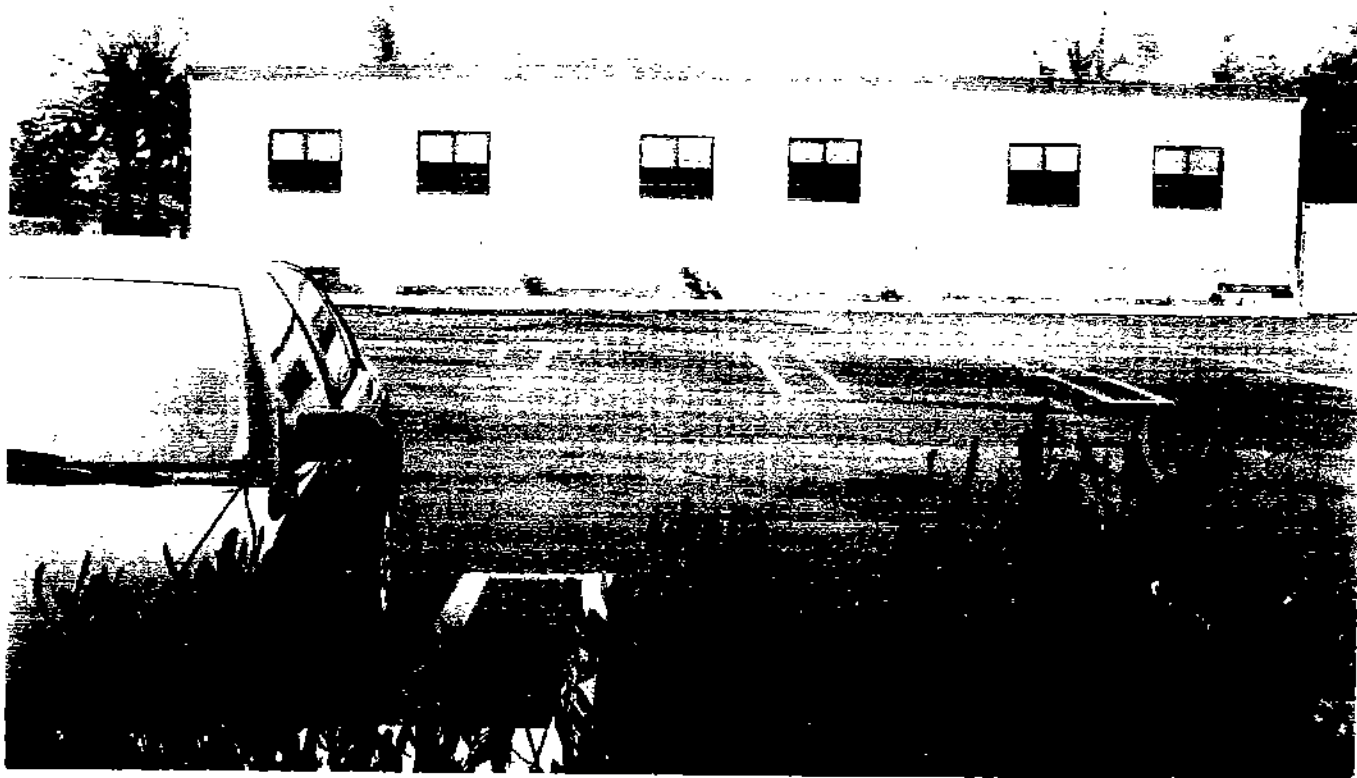
## **Attachments**

1. Kline School modular building in church parking lot at 301 Magnolia.
2. Kline School located at 320 E, 18<sup>th</sup> Street.
3. Current Magnolia Street east parking lot configuration Magnolia to E. 18<sup>th</sup> Street.
4. Magnolia Street west parking configuration from west driveway to east driveway.
5. Magnolia Street parking lot diagram reflecting current configuration.
6. Lil' Lighthouse Preschool website pages.
7. DSS Community Care Licensing Division Child Care Offices.
8. DSS Child Care Center General Licensing Requirements Regulation 101162.
9. Site layout submitted to DSS.
10. Letter to Howard Denghausen, Jr. from Allan Roeder dated August 25, 1999.
11. Jaywalking at open house on 06/24/06.
12. Eastern Magnolia Street parking lot wall adjacent to resident's home.
13. Under utilized Magnolia Street parking lot on 06-26-06.
14. Overflow parking on Magnolia.
15. E-Z-Ups and sign to use parking lot.

## **ATTACHMENTS 1 & 2**

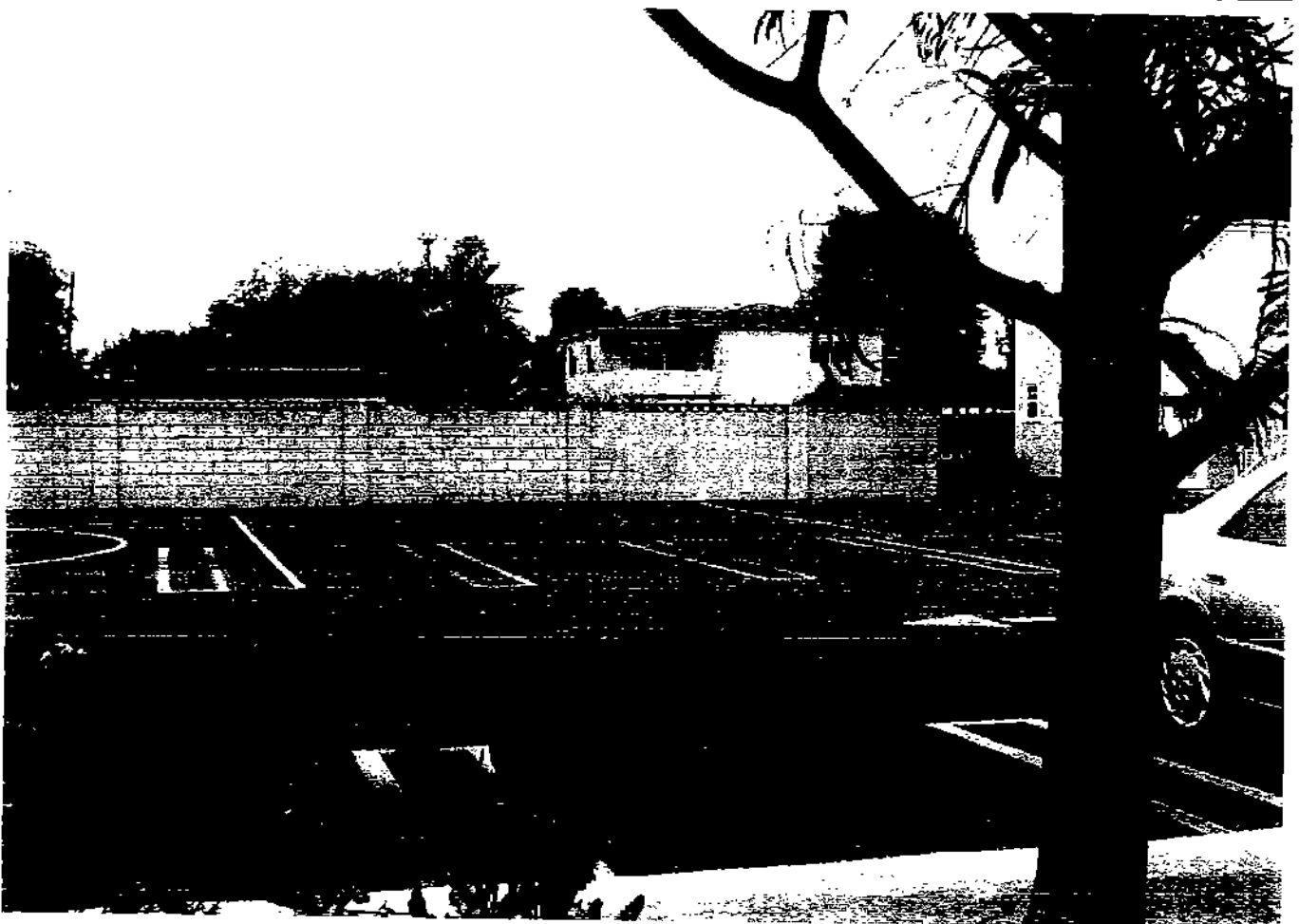
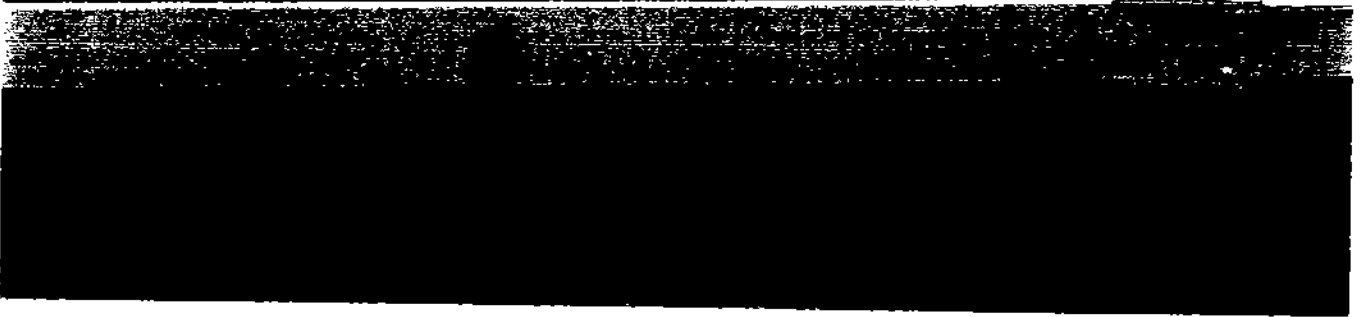
Kline School modular building in church parking lot at 301 Magnolia.

Kline School located at 320 E, 18<sup>th</sup> Street.



### **ATTACHMENTS 3, 4 & 5**

Current Magnolia Street east parking lot configuration Magnolia to E. 18<sup>th</sup> Street.  
Magnolia Street west parking configuration from west driveway to east driveway.  
Magnolia Street parking lot diagram reflecting current configuration.





PROJECT NAME:  
LIGHTHOUSE  
COASTAL  
COMMUNITY  
CHURCH  
300 / 301 Magnolia St.  
Coral Mesa  
DATE: 01/2011

PROJECT NAME:  
LIGHTHOUSE  
COASTAL  
COMMUNITY  
CHURCH  
300 / 301 Magnolia St.  
Coral Mesa  
DATE: 01/2011

SHEET TITLE:  
SITE PLAN /  
PARKING  
ANALYSIS



PROJECT NO.: 06-130  
LAST ISSUE DATE: 11/2010

REVISIONS:

1. REVISIONS CORRECTIONS: 11/2010

2. REVISIONS CORRECTIONS: 11/2010

3. REVISIONS CORRECTIONS: 11/2010

4. REVISIONS CORRECTIONS: 11/2010

5. REVISIONS CORRECTIONS: 11/2010

6. REVISIONS CORRECTIONS: 11/2010

7. REVISIONS CORRECTIONS: 11/2010

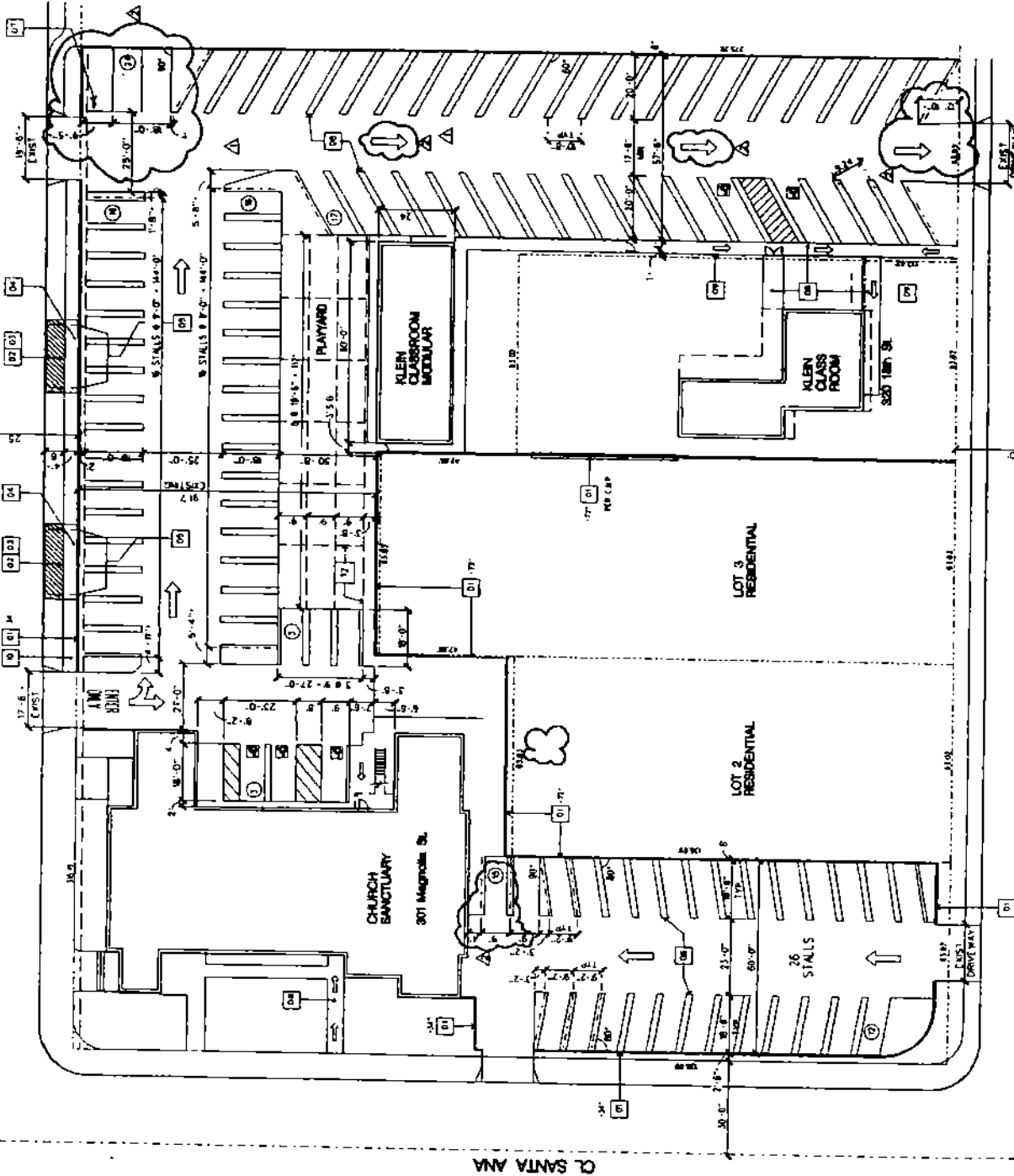
8. REVISIONS CORRECTIONS: 11/2010

9. REVISIONS CORRECTIONS: 11/2010

10. REVISIONS CORRECTIONS: 11/2010

11. REVISIONS CORRECTIONS: 11/2010

12. REVISIONS CORRECTIONS: 11/2010



CL 18TH ST.

### GENERAL NOTES

1. ALL HANDICAP STALLS TO MEET ADA STANDARDS - SEE (01)
2. PARKING LOT TO BE WITHIN 100' OF LOT 3 AND LOT 4
3. TEMPORARY ON-SITE TRASH DUMPSTER TO BE LOCATED TO MAGNOLIA ST ALLEY
4. SITE WALL & MAGNOLIA LOCKED PER EXISTING SURVEY. APPROVALS TO BE SECURED AT A LATER DATE SHOULD ANY CHANGES BE REQUIRED FOR THE PROJECT.

- (01) EXISTING CONCRETE BLOCK WALL
- (02) REPAIR EXISTING DRIVEWAY AND IMPROVE NEW CURB AND GUTTER WITH ASPHALT PATCH PER CITY STDS
- (03) NEW SIDEWALK PER CITY STDS
- (04) NEW LANDSCAPE AREA WITH IRRIGATION PER CITY REQUIREMENTS
- (05) FILL IN BETWEEN EXISTING BLOCK WALL WITH EXISTING MATERIAL OR EQUIVALENT TO MATCH EXISTING MATERIAL WALL PER CITY STDS - SEE (02)
- (06) POLY MTD SIGN INDICATING ALTERNATE CHURCH PARKING AVAILABLE AT 18TH ST AND SANTA AVE - SEE
- (07) EXISTING ADA PATH OF TRAVEL - TO MEET ADA STDS FOR MAX CROSS SLOPE AND MIN WIDTH
- (08) EXISTING 6' HIGH CHAIN LINK FENCE
- (09) EXISTING LANDSCAPE AREA
- (10) EXISTING EXISTING DRIVEWAY AND REPAIR EXISTING DRIVEWAY PER CITY STDS

### PARKING PROVIDED:

STD STALLS 9'2" X 18' 101 STALLS  
HC STALLS 8' X 18' 9 STALLS  
TOTAL PROVIDED: 108 STALLS

## **ATTACHMENT 6**

Lil' Lighthouse Preschool website pages.



# Lil' Lighthouse PRESCHOOL

[HOME](#)
[ABOUT US](#)
[CONTACT US](#)
[PROGRAM](#)
[ENROLLMENT](#)
[GUIDELINES](#)

## About Us

Lil' Lighthouse Preschool offers an enriching and wholesome learning experience for children ages three through five years. The preschool is an inter-racial, nonprofit organization and is a ministry of Lighthouse Coastal Community Church. The preschool is licensed by the Department of Health, State of California. Supervision of the preschool is managed by the Preschool Director and the appointed Advisory Board.



### Our Vision:

*Love children and lead them into a relationship with God as we teach them how to develop spiritually, mentally, physically and socially.*



### Our Philosophy:

*We are building the foundation that allows your child to discover learning, develop the tools for future educational success and celebrate spiritual growth.*

### Our Director:



**Marge Menashe** has a Master's Degree in Early Childhood Education and an Early Childhood Education Specialist Credential from California State University at Long Beach. Her 28 years experience in Christian education includes 8 years of teaching elementary school, followed by 20 years as a preschool director. Marge is credited with founding three state-licensed preschools.

Our staff consists of trained and qualified teachers and aides who have knowledge and experience in the field of Early Childhood Education.





# Lil' Lighthouse PRESCHOOL

[HOME](#)

[ABOUT US](#)

[CONTACT US](#)

[PROGRAM](#)

[ENROLLMENT](#)

[GUIDELINES](#)

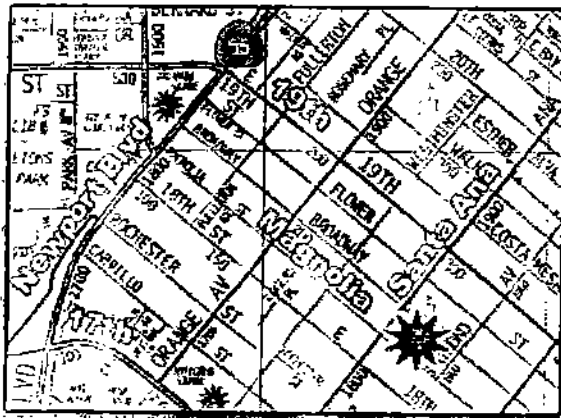
## Contact Us

**Phone:** 949-631-3010

**E-Mail:** [preschool@lighthousechurch.ws](mailto:preschool@lighthousechurch.ws)

### Address:

Lil' Lighthouse Preschool  
301 Magnolia St.  
Costa Mesa, CA 92627



We are located at the corner of Santa Ana and Magnolia,  
just south of 19th Street in Costa Mesa, California

[GET DIRECTIONS VIA GOOGLE MAPS](#)

[ABOUT US](#)

[LINK TO LIGHTHOUSE COMMUNITY](#)



# Lil' Lighthouse PRESCHOOL

[HOME](#)

[ABOUT US](#)

[CONTACT US](#)

[PROGRAM](#)

[ENROLLMENT](#)

[GUIDELINES](#)

## *Our Program*

### **Goals of Our Program:**

- Encourage the child's awareness of the love of God
- Provide an environment that fosters a sense of security and well-being
- Promote a positive self-image to build confidence
- Stimulate curiosity and creativity
- Develop a love, respect and acceptance for others
- Encourage development of small and large motor skills
- Develop a sense of responsibility
- Help the child learn good health habits and manners
- Allow each child to develop at their own pace



### **The Program:**

The preschool provides a daily enrichment program offering morning and afternoon sessions from September through June. The preschool is closed the months of July and August. For your convenience, we follow the Newport Mesa Unified School District calendar. The curriculum is designed to provide a well-balanced early childhood educational experience in all areas of growth.

### **Our program includes:**

- Bible stories, songs and prayer
- Physical exercise (indoors and outdoor)
- Field Trips

- Dramatic play
- Art creativity
- Music
- Science and nature
- Cooking
- Perceptual skills
- Reading and math readiness

Children are taught at their own level of development and are not expected to perform any task for which they are not ready. The daily program includes not only group time but also uninterrupted individual time. Adults serve as guides and provide individual help whenever needed. Active times are followed by quiet activities to promote a healthy environment. Nutritional snacks are provided for the children in both the morning and afternoon sessions.

### Daily Schedule

#### Session 1: [\(link to enrollment info\)](#)

- |                      |                                                                                                           |
|----------------------|-----------------------------------------------------------------------------------------------------------|
| <b>8:30 - 8:45</b>   | AM students arrive: Greeting and worship in Sanctuary                                                     |
| <b>8:45 - 9:15</b>   | Walk to Classrooms: Group time: Calendar, weather, songs, Bible story and prayer                          |
| <b>9:15 - 10:15</b>  | Individual Time: Learning Centers                                                                         |
| <b>10:15 - 10:45</b> | Small group interaction: Prayer, snack, and story time                                                    |
| <b>10:45 - 11:15</b> | Outdoor Activities                                                                                        |
| <b>11:15 - 11:30</b> | Large group activity time: Current theme or subject emphasized, songs and prayer – walk back to Sanctuary |
| <b>11:30</b>         | AM students dismissed from the Sanctuary                                                                  |

#### Session 2: [\(link to enrollment info\)](#)

- |                      |                                                                                                           |
|----------------------|-----------------------------------------------------------------------------------------------------------|
| <b>12:30 - 12:45</b> | PM students arrive: Greeting and worship in Sanctuary                                                     |
| <b>12:45 - 1:15</b>  | Walk to Classrooms: Group time: Calendar, weather, songs, Bible story and prayer                          |
| <b>1:15 - 2:15</b>   | Individual Time: Learning Centers                                                                         |
| <b>2:15 - 2:45</b>   | Small group interaction: Prayer, snack, and story time                                                    |
| <b>2:45 - 3:15</b>   | Outdoor Activities                                                                                        |
| <b>3:15 - 3:30</b>   | Large group activity time: Current theme or subject emphasized, songs and prayer – walk back to Sanctuary |
| <b>3:30</b>          | PM students dismissed from the Sanctuary                                                                  |

*\*Sharing times are scheduled once a month*

**[Download Lil' Lighthouse Info Sheet \(Adobe PDF\)](#)**

**[LINK TO ENROLLMENT INFO AND REGISTRATION FORM](#)**



# Lil' Lighthouse

## PRESCHOOL

[HOME](#)[ABOUT US](#)[CONTACT US](#)[PROGRAM](#)[ENROLLMENT](#)[GUIDELINES](#)

## Enrollment

### Enrollment Policy and Registration:

We welcome any child three through five years of age, who is toilet trained and at a stage of growth and development that enables him/her to benefit from our program. However, we are willing to make accommodations for special needs children consistent with the American Disabilities Act. These accommodations will be considered on a case-by-case basis. Lil' Lighthouse Preschool admits and does not discriminate against students of any race, color, religion, sex, national origin, or handicap to all the rights, privileges, programs and activities made available to our students. We do not discriminate in the administration of our educational policies, admissions policies, scholarships, and other preschool administered programs.

### DOWNLOAD REGISTRATION FORM

## Enrollment Starts June 19th!

**PLEASE NOTE** that you may submit your registration early, but early submission does not ensure a place for your child. All applications will be reviewed and applicants interviewed by the director prior to acceptance into the preschool.

## Open House - June 24th!

We would love for you to come and check us out!  
We will be holding an **OPEN HOUSE** for you on **June 24th** from **1:00 - 4:00 PM**

**All are welcome! Come on by and see us!**  
[LOCATION - MAP](#) -- [GET DIRECTIONS VIA GOOGLE MAPS](#)

Children are taught at their own level of development and are not expected to perform any task for which they are not ready. The daily program includes not only group time but also uninterrupted individual time. Adults serve as guides and provide

individual help whenever needed. Active times are followed by quiet activities to promote a healthy environment. Nutritional snacks are provided for the children in both the morning and afternoon sessions.

### Preschool Hours & Monthly Fees

#### Session 1: ([link to program info](#))

<b>3 days (Mon,Wed,Fri)</b>	<b>\$250</b>	<b>8:30 am - 11:30 am</b>
<b>2 days (Tue,Thur)</b>	<b>\$200</b>	<b>8:30 am - 11:30 am</b>

#### Session 2: ([link to program info](#))

<b>5 days (Mon,Tue,Wed,Thu,Fri)</b>	<b>\$350</b>	<b>12:30 pm - 3:30 pm</b>
<b>3 days (Mon,Wed,Fri)</b>	<b>\$250</b>	<b>12:30 pm - 3:30 pm</b>
<b>2 days (Tue,Thur)</b>	<b>\$200</b>	<b>12:30 pm - 3:30 pm</b>

#### **Non-Refundable Registration Fee: \$100.00 per year, per child**

The fee includes curriculum, supplies, an earthquake preparedness kit and a preschool t-shirt. The registration fee is due at the time of registration. Tuition payments are due on the first school day of each month (September-June)

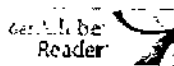
#### **Download Registration Form (Adobe PDF)**

Download, Print, and mail or bring into the office

#### **Download Lil' Lighthouse Info Sheet (Adobe PDF)**

#### **LINK to PROGRAM INFO**

#### **Download Adobe Acrobat Reader**





# Lil' Lighthouse

## PRESCHOOL

[HOME](#)[ABOUT US](#)[CONTACT US](#)[PROGRAM](#)[ENROLLMENT](#)[GUIDELINES](#)

## *Guidelines*

### **PARENT VISITS:**

Parents are always welcome to visit our preschool. We ask that parents make an appointment for their initial visit in order to ensure the time necessary to answer all questions and to observe the classroom. After that, you are welcome whenever you wish.

### **PARENT ORIENTATION:**

A Parent Orientation Night is held prior to the first day of preschool in order for parents to further acquaint themselves with the goals, policies and programs of the preschool. It is a time for parents to meet the teachers, view the facilities and complete final registration procedures. An Open House is held prior to the first day of preschool so the child can become familiar with the facilities and meet other classmates.

### **IMMUNIZATION PRIOR TO ENROLLMENT:**

No child shall be unconditionally admitted as a student of the preschool, unless prior to admission, written verification is presented showing the child has been immunized against diphtheria, pertusis, tetanus, poliomyelitis, measles, mumps, and rubella in a manner and with immunizing agents approved by the State Department of Public Health. The only exception to this policy is a child whose licensed physician has submitted a written statement that immunization cannot be given to the child, or if the parent signs the personal beliefs affidavit exempting the child from immunization requirements for child care entry.

[Download Lil' Lighthouse Info Sheet \(Adobe PDF\)](#)

[LINK TO ENROLLMENT INFO AND REGISTRATION FORM](#)

## **ATTACHMENTS 7, 8 & 9**

DSS Community Care Licensing Division Child Care Offices.

DSS Child Care Center General Licensing Requirements Regulation 101162.

Site layout submitted to DSS.

**DEPARTMENT OF SOCIAL SERVICES**

744 P Street, Sacramento, California 95814

**COMMUNITY CARE LICENSING DIVISION CHILD CARE OFFICES**

**CHILD CARE PROGRAM OFFICE**  
**Gloria Merk, Program Administrator**  
 744 P Street, M.S. 19-48  
 Sacramento, CA 95814  
 (916) 229-4500  
 FAX (916) 229-4508

**NORTHERN CHILD CARE AREA OFFICE**

**Assistant Program Administrator—Vacant**  
 8745 Folsom Boulevard, Suite 130, MS: 19-48  
 Sacramento, CA 95826  
 (916) 229-4500 FAX (916) 229-4508

**CHICO REGIONAL OFFICE**

520 Cohasset Road, Suite 6, MS: 29-05  
 Chico, CA 95926

(530) 895-5033 FAX (530) 895-5934

Counties: Butte, Colusa, Glenn, Lassen, Modoc, Plumas, Shasta, Sierra,  
 Siskiyou, Sutter, Tehama, Trinity and Yuba

**Regional Manager:**  
**Earl Nance**

**ROHNERT PARK LOCAL UNIT**

101 Golf Course Drive, Suite A-230, M.S. 29-11 **Local Unit Managers:**  
 Rohnert Park, CA 94928

(530) 588-5026 FAX (707) 588-5099

Counties: Del Norte, Humboldt, Lake, Mendocino, Napa, Solano and  
 Sonoma

**Myrtle Herin**  
**Carl Hockett**

**RIVER CITY REGIONAL OFFICE**

8745 Folsom Boulevard, Suite 200, MS: 19-29  
 Sacramento, CA 95826

(916) 229-4530 FAX (916) 387-1933

Counties: Alpine, Amador, Calaveras, El Dorado, Nevada, Placer,  
 Sacramento, San Joaquin, Tuolumne and Yolo

**Regional Manager:**  
**Charles Boatman**

**FRESNO REGIONAL OFFICE**

770 East Shaw Avenue, Suite 300, MS: 29-01  
 Fresno, CA 93710

(559) 243-4588 FAX (559) 243-8070

Counties: Fresno, Inyo, Kern, Kings, Madera, Mariposa, Merced,  
 Mono, Stanislaus and Tulare

**Regional Manager:**  
**Brian Barnett**

**BAY AREA REGIONAL OFFICE**

1515 Clay Street, Suite 1102, MS: 29-04  
 Oakland, CA 94612

(510) 622-2602 FAX (510) 622-2641

Counties: Alameda and Contra Costa

**Regional Manager:**  
**Fred Gill**

**PENINSULA REGIONAL OFFICE**

801 Traeger Avenue, Suite 100, MS: 29-24  
 San Bruno, CA 94066

(650) 266-8843 FAX (650) 266-8847

Counties: Marin, San Francisco, San Mateo

**Regional Manager:**  
**Barbara Mordy**

**SAN JOSE REGIONAL OFFICE**

111 North Market Street, Suite 300, MS: 29-08  
 San Jose, CA 95113

(408) 277-1286 FAX (408) 277-2071

Counties: Monterey, San Benito, Santa Clara and Santa Cruz

**Regional Manager:**  
**Paula Walsh**

**SOUTHERN CHILD CARE AREA OFFICE**

**Cagle Moore, Assistant Program Administrator**  
 6167 Bristol Parkway, #400, MS 29-13  
 Culver City, CA 90230  
 (310) 337-4333 FAX (310) 342-6849

**MISSION VALLEY REGIONAL OFFICE**

7575 Metropolitan Drive, Suite 110, MS: 29-20  
 San Diego, CA 92108-4421

(619) 767-2200 FAX (619) 767-2203

County: San Diego, Imperial

**Regional Manager:**  
**Tom Hersant**

**INLAND EMPIRE REGIONAL OFFICE**

3737 Main Street, Suite 700, MS: 29-12  
 Riverside, CA 92501

(951) 782-4200 FAX (951) 782-4985

Counties: Riverside and San Bernardino

**Regional Manager:**  
**Robert Gonzalez**

**ORANGE COUNTY REGIONAL OFFICE**

750 The City Drive, Suite 250, MS: 29-10  
 Orange, CA 92868

(714) 703-2800 FAX (714) 703-2831

County: Orange

**Regional Manager:**  
**Mary Kauffman**

**CENTRAL COAST REGIONAL OFFICE**

360 South Hope Avenue, Suite C-105, MS: 29-09  
 Santa Barbara, CA 93105

(805) 682-7647 FAX (805) 682-8361

Counties: San Luis Obispo, Santa Barbara and Ventura

**Regional Manager:**  
**Colleen Young**

**LOS ANGELES NORTHWEST REGIONAL OFFICE**

6167 Bristol Parkway, Suite 400, MS: 29-13  
 Culver City, CA 90230

(310) 337-4333 FAX (310) 337-4360

**Regional Manager:**  
**Mary Iraz**

**LOS ANGELES EAST REGIONAL OFFICE**

1000 Corporate Center Drive, Suite 200B, MS: 29-15  
 Monterey Park, CA 91754

(323) 981-3350 FAX (323) 981-3355

**Regional Manager:**  
**Maria Hendrix**

## 101160 POSTING OF LICENSE

101160

- (a) The license shall be posted in a prominent, publicly accessible location in the center.

NOTE: Authority cited: Section 1596.81, Health and Safety Code. Reference: Sections 1596.72, 1596.73 and 1596.81, Health and Safety Code.

## 101161 LIMITATIONS ON CAPACITY AND AMBULATORY STATUS

101161

- (a) A licensee shall not operate a child care center beyond the conditions and limitations specified on the license, including the capacity limitation.
- (b) Child care centers or rooms approved for ambulatory children only shall not be used by nonambulatory children.
- (1) Children whose condition becomes nonambulatory shall not use rooms or areas restricted to ambulatory children.
- (2) The Department has the authority to require children who use ambulatory sections of the child care center to demonstrate that they are ambulatory.

NOTE: Authority cited: Section 1596.81, Health and Safety Code. Reference: Sections 1596.72, 1596.73, 1596.81(b) and 1596.95, Health and Safety Code.

## 101162 ADVERTISEMENTS AND LICENSE NUMBER

101162

- (a) No person or legal entity shall advertise or represent itself as a licensed child care center without first obtaining a current valid license from the Department.
- (1) Licensees shall reveal each child care center license number in all advertisements in accordance with Health and Safety Code Section 1596.861.

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**HANDBOOK BEGINS HERE**

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Health and Safety Code Section 1596.861 provides:

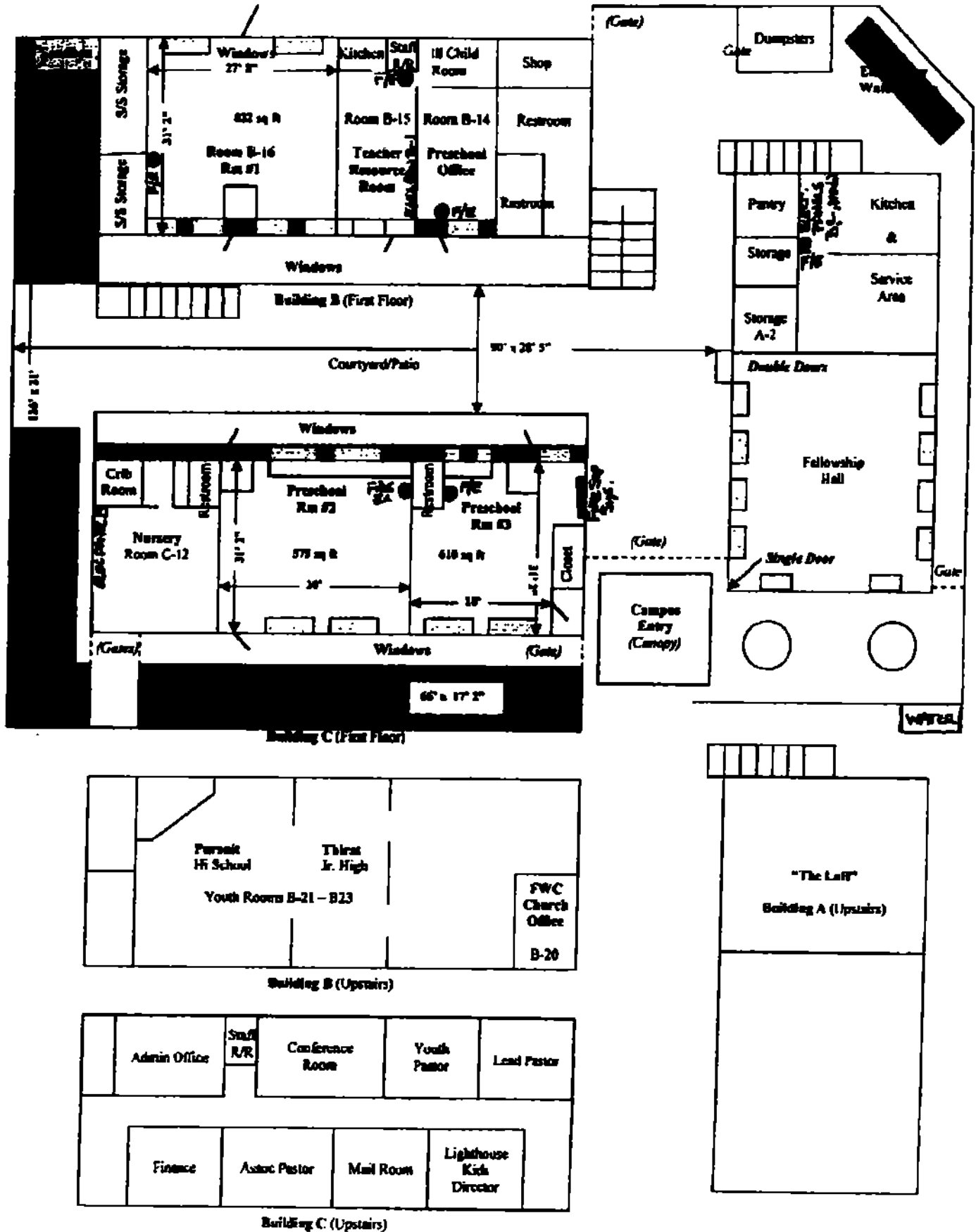
- (a) Each child day care facility licensed under this chapter, or Chapter 3.5, Chapter 3.6 shall reveal its license number in all advertisements, publications, or announcements made with the intent to attract clients.

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**HANDBOOK CONTINUES**

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**Lighthouse Community**  
**a Map and Layout for Education**  
 300 Magnolia St., Costa Mesa, CA., 92626



## **ATTACHMENT 10**

**Letter to Howard Denghausen, Jr. from Allan Roeder dated August 25, 1999.**



## CITY OF COSTA MESA

CALIFORNIA 92628-1200 P. O. BOX 1200

FROM THE OFFICE OF THE CITY MANAGER

August 25, 1999

Mr. Howard Denghausen, Jr.  
P.O. Box 11844  
Costa Mesa, California 92627

**Subject: Encroachment Permit Appeal/Lighthouse Coastal Community Church**

Dear Mr. Denghausen:

I have completed my review of your appeal of July 29, 1999 of the Encroachment Permit issued by Public Services Director William Morris to the Lighthouse Coastal Community Church. Let me say at the outset to this response how very impressed and pleased I was with last Thursday's neighborhood meeting. I personally feel that the testimony presented was appropriate and to the point, given the emotional backdrop of the circumstances leading to the construction of the subject block wall.

Based on the facts presented and the following response to the specific points raised in your appeal, it is my decision to uphold the decision of Mr. Morris in issuing the Encroachment Permit. However, I am amending the conditions of approval based on the testimony provided by you and others at last week's meeting. It is my sincere hope that these conditions will address not only the neighborhood concerns regarding the block wall but operational characteristics of the Lighthouse Coastal Community Church and South Coast Learning Center, as well. As much as I believe there are legitimate questions regarding the block wall and its location within the public right of way, I likewise believe there to be additional issues pertaining to the church and the preschool operations as they impact the neighborhood which need to be addressed. While my authority in addressing the Encroachment Permit is limited in terms of related land use concerns, my hope is that the conditions noted herein will move all concerned towards a much improved, compatible relationship between the church, the preschool and the neighborhood.

of the wall does not constitute a traffic hazard. I have driven the location several times myself since this issue was raised to obtain a "driver's point of view" in addition to the technical traffic engineering analysis. I acknowledge that the line of sight for oncoming traffic is not as good as many other intersections in Costa Mesa. However, I felt it is adequate and better than many similar intersections in the community including other locations in the immediate area. Taking into account both the traffic engineering analysis and my own observations, I do not find traffic safety a reasonable basis upon which to require the removal of the wall.

During the neighborhood meeting, several speakers addressed the subject of a four-way stop sign at Magnolia Street and Santa Ana Avenue as a desired traffic safety measure. The City's Transportation Services Division has conducted a study of this intersection to see if it meets the State Warrants for installation of stop signs. Given the relatively light traffic on Magnolia Street, the intersection does not meet these standards. This is not to suggest that the installation of stop signs might not improve traffic safety. Accordingly, I am requesting that the Transportation Services Division forward its findings to the City Council for consideration of this request.

Although not within the purview of the church, I do feel that there are a couple of additional traffic safety matters that merit consideration at this time for the benefit of both the neighborhood as well as the church.

Solely from my own observations, there were occasions at both the intersection of Santa Ana Avenue and Magnolia Street and Santa Ana Avenue and the alley access immediately to the north of the church where parked vehicles made it more difficult to see oncoming traffic. Accordingly, I am directing the Transportation Services Manager to exercise his authority pursuant to Title 10 of the Costa Mesa Municipal Code in installing appropriate parking restrictions (red curb) at these intersections.

Both from my own observation and as a point raised at the neighborhood meeting, improved lighting for both pedestrians and vehicles in the immediate vicinity of Santa Ana Avenue and Magnolia Street would appear to be a benefit, if possible. Accordingly, City staff has contacted the Southern California Edison Company (SCE) with a request to evaluate opportunities for installing additional street lights on existing SCE poles. The City will work with SCE on the installation of additional streets lights as feasible.

Though not specifically referenced in your written appeal but certainly an important point raised during the course of last week's meeting is the matter of disabled access. The access issue really is composed of two parts - slope/vertical allowances and clearance. I felt your points about accessibility

sight visibility. The Transportation Services Division survey substantiates the adequacy of the line of sight for vehicular traffic.

In terms of the referenced Specifications for landscaping, I have been unable to verify any requirement by code for either the I & R Zone nor the R-1 Zone in terms of required visibility of the setback landscaping. The Standards submitted reference this as a requirement for the Commercial/Industrial Zones only.

As noted at the outset, it is my decision to uphold Mr. Morris's issuance of the Encroachment Permit to the Lighthouse Coastal Community Church with amendments/additions to the stated conditions. As also noted in the preceding, it is my intent that other issues involving the neighborhood, the preschool and the church be given consideration, at least to the extent possible by way of this appeal. It is clear to me from the evidence and testimony submitted last week that the church, preschool and the neighborhood need to identify solutions to correct existing conflicts. As an example, the photographs submitted and some of my own observations reflect a sense of "ownership" of Magnolia Street by the attendees of the church and the preschool. Given everyone's concerns about vehicular and pedestrian safety, this is a situation that cannot be allowed to continue. Given the opportunity that the Encroachment Permit affords to maintain the protection of the play area, I am certain that the parents, preschool and church officials will be equally as eager to correct safety concerns under their control. Accordingly, I am adding the following condition to the Encroachment Permit:

"The applicant shall initiate meetings with area residents in a cooperative effort to identify conflicts and find solutions to impacts the church and the preschool's operation may have on the neighborhood. The City will provide the applicant with the names and addresses of adjoining neighbors. As requested by the applicant, the City will provide facilitation assistance at the aforementioned meetings. Within ninety (90) days, the church will file with the City Clerk's Office a written summary report as to identified concerns and proposed solutions developed with the neighborhood."

I fully recognize that the above condition may not resolve all of the neighborhood issues to the extent they exist. It was suggested at last week's meeting and in other discussions on this subject that the Conditional Use Permit (CUP) for the preschool be called up for review by the Planning Commission as a way of dealing with neighborhood concerns. It is my sincere belief that such issues are best worked out by the neighborhood - residents, the church and the preschool - rather than by the City. We are more than willing to help with that process, but it has to start with the neighborhood. I believe the church and the preschool have every incentive and sincerely want

## CONDITIONS OF APPROVAL, AS AMENDED (8/25/99)

The following conditions are hereby added to the Encroachment Permit issued by the Director of Public Services on July 22, 1999 for 300 Magnolia Street (Lighthouse Coastal Community Church):

### Amended Condition 5

"Approval of the subject Encroachment Permit will preclude the City from installing treewells and trees within the existing sidewalk area or parkway area on Santa Ana Avenue and Magnolia Street. Therefore, seven (7) fifteen (15) gallon size parkway trees shall be acquired, planted and maintained by the applicant on Santa Ana Avenue and Magnolia Street behind the subject wall and within the applicant's private property. Tree species and location shall be as determined by the Public Services Department, in accordance with the City's Streetscape and Median Development Standards."

### Add Condition 13

"Use of the Public Right of Way through issuance of this Encroachment Permit shall in no way be used by the applicant or other parties at interest as a means or basis upon which to expand current or future uses. A copy of this permit shall be filed with the City's Development Services Department as well as with the appropriate State Agency authorized to license child care facilities."

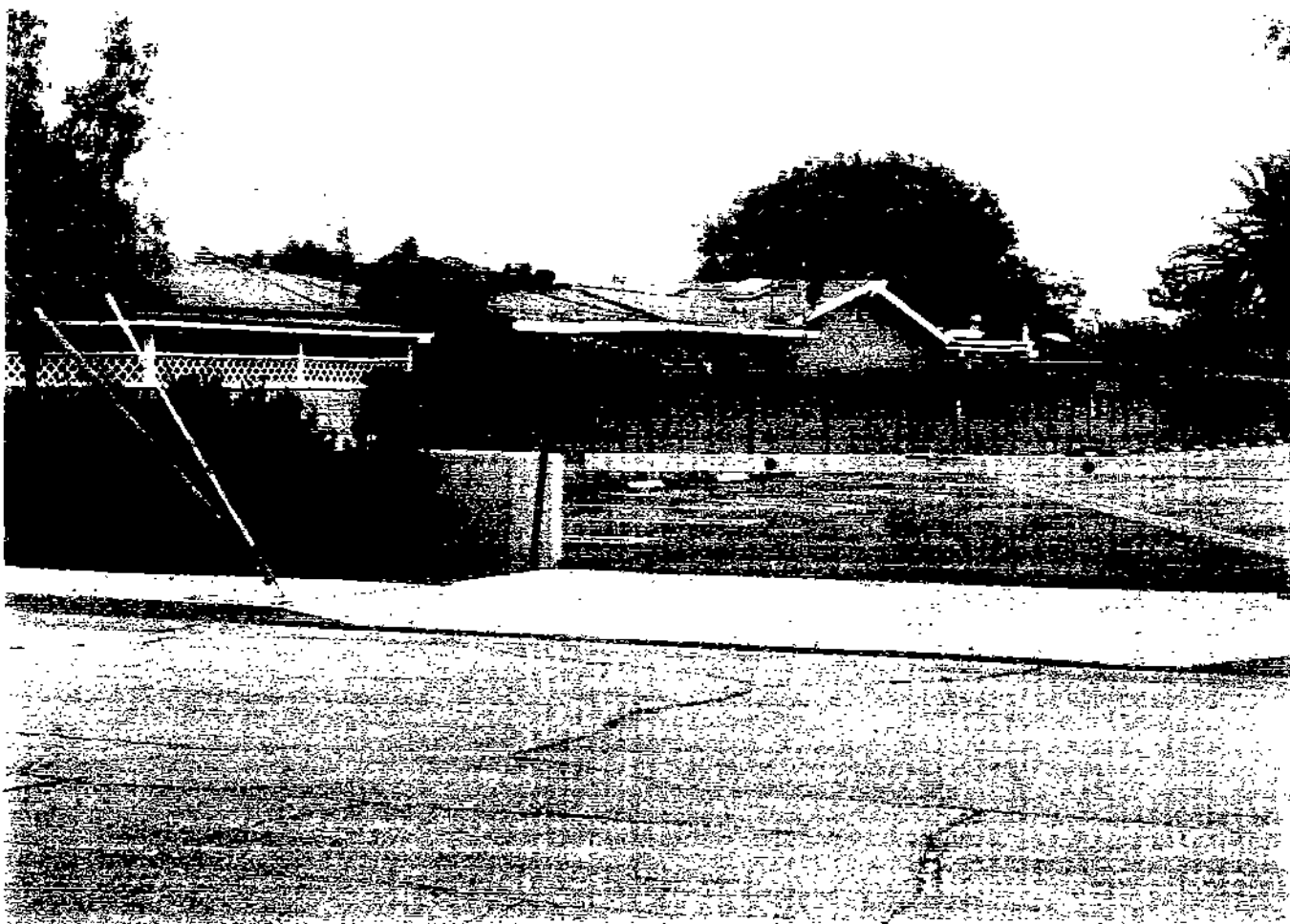
### Add Condition 14

"The applicant shall initiate meeting with area residents in a cooperative effort to identify conflicts and find solutions to impacts the church and preschool may have on the adjoining neighborhood. The City will provide the applicant with the names and addresses of adjoining neighbors. As requested by the applicant, the City will provide facilitation assistance at the aforementioned meetings. Within ninety (90) days, the church will file with the City Clerk's Office a written summary report as to identified concerns and proposed solutions developed with the neighborhood."

## **ATTACHMENTS 11 & 12**

Jaywalking at open house on 06/24/06.

Eastern Magnolia Street parking lot wall adjacent to resident's home.



## **ATTACHMENTS 13 & 14**

Under utilized Magnolia Street parking lot on 06-26-06.

Overflow parking on Magnolia 06-26-06.

## **ATTACHMENT 15**

E-Z-Ups and sign to use parking lot.



## **HOWARD DENGHAUSEN**

343 Magnolia St., Costa Mesa, CA 92659 USA

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26 June 2006

City of Costa Mesa  
Planning Division  
P. O. Box 1200 / 77 Fair Drive  
Costa Mesa, CA 92628-1200

Re: Planning Application PA-06-25  
Lighthouse Coastal Community Church  
300 & 301 Magnolia Street

As a resident of Magnolia Street, I am **opposed** to Planning Application PA-06-25. I ask you to **deny** the Lighthouse Coastal Community Church's request for a modification to previously approved Master Plan PA-00-56 for hours of operation for a church school.

### **BACKGROUND**

The First Baptist Church of Costa Mesa, dba Lighthouse Coastal Community Church, hereinafter referred to as the Church, has adversely impacted the neighborhood and most especially the neighboring properties since the approval of the new Master Plan contained in PA-00-56. Complaints and Requests from neighbors to the Church have largely been ignored. It should be noted that these impacts have occurred without an operating preschool. Now the Church wants to operate a preschool which they are calling the Lil' Lighthouse Preschool, hereinafter referred to as the Preschool.

### **DISCUSSION**

Listed below are various issues pertaining to PA-06-25 that I would like to address. They are divided into three categories, Licensing, Staff Report and Site & Physical Issues.

#### **Licensing Issues**

The Preschool started enrollment on June 19, 2006 and had an Open House on June 24, 2006.

1. On the Preschool's website, under "About Us" ([www.lighthouse.com/about.html](http://www.lighthouse.com/about.html)) it states that the preschool is licensed by the *"Department of Health, State of California"*. This is a completely false statement because the Department of Health, State of California does not issue preschool licenses. On the Preschool's website, under "Program" ([www.lighthouse.com/program.html](http://www.lighthouse.com/program.html)) is an Adobe PDF document titled *"Lil' Lighthouse Info Sheet"* ([www.lighthouse.com/docs/lil\\_lighthouse\\_brochure.pdf](http://www.lighthouse.com/docs/lil_lighthouse_brochure.pdf)). On page 2, under State Licensing, it states *"Lil' Lighthouse Preschool is licensed by the California State Department of Social Services ..."*. This statement is inaccurate and misleading. The California State Department of Social Services does issue licenses for preschool. I checked with the Department of Social Services, Community Care Licensing – Orange County Child Care Offices, Orange County Regional Office in Orange, CA. Supervisor Dana Williamson informed me that the Preschool is not licensed, but has applied for a license. He further informed me that while the application is being processed, significant items like Fire Department approval and Community Care Licensing Site Inspection have yet to occur. (See Attachment 1)
2. California State Department of Social Services Child Care Licensing Manual, General Licensing Requirements, §101162 – Advertisements and License Number states:
  - (a) No person or legal entity shall advertise or represent itself as a licensed child care center without first obtaining a current valid license from the Department.
    - (1) Licensees shall reveal each child care center license number in all advertisements in accordance with Health & Safety Code Section 1596.861.
 Health and Safety Code Section 1596.861 provides:
    - (a) Each child day care facility licensed under this chapter, or Chapter 3.5, Chapter 3.6 shall reveal its license number in all advertisements, publications or announcements made with the intent to attract clients.

There is no license number revealed on the Preschool website. On the Preschool's website, under "About Us" ([www.lighthouse.com/about.html](http://www.lighthouse.com/about.html)) it states that the Preschool Director has *"20 years as a preschool director"* and *"is credited with founding three state-licensed preschools"*. Given these credentials the conclusion is that the Preschool knows that it's in violation of the regulations and they don't care. This fits the all too familiar pattern the Church has established and continues to exhibit to this day. (See Attachment 1)

### Staff Report Issues

The Planning Commission Agenda Report, dated June 15, 2006, contains some inaccurate information that needs to be corrected.

1. On the cover (page 1 - no page number), the Agenda Report indicates Leigh Harrison is the property owner. However, from a review of recorded documents, the legal property owner appears to be the First Baptist Church of Costa Mesa, dba Lighthouse Coastal Community Church. Mr. Harrison, who I believe is the current

church pastor, appears to hold the title of CEO. This raises the issue of whether the preschool is a for profit business operation conducted by Mr. Custer & Mr. Harrison in a tax exempt building. The Commission will recall that this was the case with a prior "preschool" that was run from the same building.

2. On page 2 (handwritten), the Agenda Report incorrectly states that there is a K-8 elementary school located at 301 Magnolia (Kline School). The Kline School is actually located at 320 E. 18<sup>th</sup> Street on a separate parcel with a different owner. The only issues included in PA-00-56 referencing the Kline School are the use of the 301 Magnolia Church parking lot as a playground and her drop-off and pick-up points which occur in the 301 Magnolia Church parking lot on the south-east side of the Kline School property. Therefore, there is no elementary school located at 301 Magnolia. The Kline School pursuant to ZA-00-19 condition of approval #4 utilizes the "PLAYYARD", located in the parking lot at 301 Magnolia.
3. The outline of Church property on pages 13 & 14 (handwritten) of the Agenda Report is not correct. The outline includes the Kline School property, which as stated in item # 2 above is not a part of the Church property at 301 Magnolia. The modular building to the north-east of the Kline School property is used by Kline School under an agreement between Kline School and the Church. ZA-00-19 referenced in the PA-00-56 conditions of approval, makes the modular building located on church property permanent.
4. On page 15 (handwritten) of the Agenda Report is Lighthouse Early Childhood Center Drop-Off / Pick-up Plan, Sheet S-3. This old drawing (2/14/00) shows an earlier parking lot stripping plan that was changed in 2001 prior to the approval of PA-00-56. The current parking lot configuration is depicted on Sheet A1.1, Site Plan/Parking Analysis, for PA-00-56 contained in the City Council Agenda report dated September 17, 2001 (Rehearing of Master Plan Amendment PA-00-56). (See Attachment 2)

#### Site & Physical Issues

There are many issues related to noise, traffic and safety which have not been corrected by the Church which impact the neighborhood.

1. Jaywalking between 300 Magnolia and the 301 Magnolia sanctuary and parking lot has remained unchanged and continues to be a safety hazard to both church attendees and area residents. Drivers are constantly dodging pedestrians jaywalking between the two sites. I pointed out this dangerous situation to City Manager Allan Roeder in my July 29, 1999 appeal of the Encroachment Permit issued by Public Services Director William Morris to the Church. In the August 25, 1999 response letter from Mr. Roeder, item 3, page 5, paragraph 2, Mr. Roeder states in part that *"the photographs submitted and some of my own observations reflect a sense of "ownership" of Magnolia Street by attendees of the church and the preschool. Given everyone's concern about vehicular and pedestrian safety, this is a situation that cannot be allowed to continue"*. However, over six years later we are

having the same problem. The church attendees and staff do not use the crosswalk and continue to cross the street illegally. Now, through the use of plastic bollards, the church has created an illegal crossing area in front of the entrance located between Buildings A & C (300 Magnolia) and the Main Sanctuary (301 Magnolia). (See Attachment 3 & Attachment 4)

2. Church attendees still park on Magnolia Street despite a single sign placed at the west parking lot driveway (near Sanctuary). The Church should do what ever it takes to insure the parking lots are used, including but not limited to a continuous and proactive campaign by Church leaders to remind attendees to park in the parking lot and personally speak to those who don't. The parking lot at the corner of e. 18<sup>th</sup> St. and Santa Ana Ave. should also be constantly mentioned as an alternate.
3. The preschool parent handbook does not contain the conditions imposed for the drop-off and pickup described in PA-00-56. (See Attachment 5)
4. The temporary "E-Z-Ups" and food tables set up at 301 Magnolia results in the attendees gathering and overflowing into the street. (See Attachment 3)
5. The concrete block wall with wrought iron infill abutting the sidewalk at 300 Magnolia is in the public right of way. The encroachment varies from 3'-6" on the Santa Ana Ave. side to 5'-2" on the Magnolia St. side. In 1999 I appealed the encroachment permit issued by Public Service Director William Morris that allowed the wall to stay.

In the August 25, 1999 response letter from City Manager Allan Roeder, item 1, page 2, paragraph 3, Mr. Roeder states, *"Use of public property should not result in a material benefit to the church nor the preschool. To ensure same does not occur, I have added a condition to the Encroachment Permit which prohibits the use of City right of way in the calculation of required square footage for the preschool's operation. This will be filed with the State of California licensing authorities, as well as with the City's Development Services Department."* (See Attachment 4)

The Site Map and Layout for Education Facilities submitted to the California State Department of Social Services, Community Care Licensing – Orange County Child Care Offices does not reflect this restriction. Instead it shows the full dimension from the inside face of the block wall to the outside face of the building wall adjacent to it. In addition, the submitted plan shows the corner of Magnolia St. & Santa Ana Ave. as being squared off when in fact there is 15'-0" radius on the property line at that corner. (See Attachment 6)

Additionally, the Costa Mesa City Council approved by a 5-0 vote on March 4, 2002 Review Criteria and Conditions of Approval for Private School – Outdoor Play Areas for Children. The play areas for the Preschool should be evaluated using these Review Criteria. Special attention should be given to the following Review Criteria:

**A1. The location of outdoor play areas should be sensitive to residential and other adjacent land uses. Further, the play areas located adjacent to the residential uses should be landscaped with trees, shrubs, and berms and/or wall or similar treatment as buffering mechanisms for visual and noise purposes.**

**A9. the playground should be located a minimum of 50 feet in all directions from any hazards such as streets, parking lots and bike paths, barbecues, water features, and tripping hazards.**

**A10. Minimum exterior space for a private school play area should be provided at the following rate:**

<b>Elementary (K-6):</b>	<b>116 square feet per student</b>
<b>Junior High School (7-8):</b>	<b>160 square feet per student</b>
<b>High School (9-12):</b>	<b>182 square feet per student</b>

**Outdoor play areas for preschool children (0 - pre-kindergarten) are subject to review and approval by the Planning Division, on a case-by-case basis.**

**A13. Areas included in this calculation are outdoor play areas, turf areas, open play fields, paved play areas, apparatus areas, and areas used for physical education or active outdoor recreational use. Areas excluded from this calculation are areas used for parking, loading, and traffic circulation, landscaped areas in parking lots, service areas, eating areas, and any required street setbacks.**

**A14. The number of students on the playground at anyone time; the hours of recess and outside play; the design and precise location of the outside play area; shall be subject to review and approval by the final review authority. Also, the final review authority may, at its discretion, limit the number of students that may be engaged in outside play if it finds that outside play is causing a noise nuisance for the neighborhood. The outdoor play area is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the zoning code.**

**Based on the Review Criteria and special condition attached to the Encroachment Permit for the block wall, the application submitted to the California State Department of Social Services, Community Care Licensing – Orange County Child Care Offices is grossly inaccurate and incompetent at best and fraudulent at worst. ( See Attachment 7)**

- 6. The additional traffic that would be created by approving this request would have a seriously detrimental effect on the surrounding properties and streets in the immediate vicinity. I have reviewed two (2) recent documents produced by the City of Costa Mesa having traffic information for our area. They are:**

**a. City of Costa Mesa Inter Office Memorandum**

To: The Honorable City Council  
From: Peter Naghavi, Mgr., Traffic Services  
Dated: March 1, 2006  
Subject: Broadway Traffic Control & Sidewalk Improvements  
Attachment #: 1

**b. City Council Agenda Report**

Subject: Broadway and Eastside Traffic Concerns  
Dated: May 3, 2006  
From: Public Services Dept. - Transportation Services Div.  
Presented by: William J. Morris, Public Services Director  
Attachment #: 2

Based on data contained therein, it is obvious that "Collector & Secondary" streets have daily traffic counts in the thousands. "Local" streets have daily traffic counts in the hundreds. Likewise, "Collector & Secondary" streets have higher 85th percentile speeds than "Local" streets. Magnolia is a "Local" Street and has the lowest average daily traffic (350 vs. 3,000) as well as the lowest 85th percentile speed (31.9 vs. 34.5). The Church & Kline School currently have the potential to add up to 788 trip ends. If the Request for afternoon Preschool be granted, an additional 240 new trip ends are possible. As you can see from the numbers, the Church, the Preschool & Kline School combined have the potential to produce almost three times as many trip ends as the daily average traffic count. In addition there is mention of field trips in the Preschool literature, when all morning & afternoon kids would arrive first thing in the morning. These would have an obvious and seriously detrimental effect on surrounding neighbors and streets and not allow for the quiet enjoyment of the surrounding neighborhood. (See Attachment 8)

**CONCLUSION**

The Church has the right to operate a morning preschool per the new Master Plan contained in PA-00-56, subject to the original conditions of approval. The appropriate course of action for the Church is to establish the preschool under the existing conditions set forth in PA-00-56. Once the Church has demonstrated it can manage a preschool in a safe and orderly manner which has a minimal impact on surrounding residents, in two (2) or three (3) years it can then apply for a modification to the current conditions. At the present time, the Church has not resolved the issues raised by residents during the PA-00-56 related to noise, traffic and safety concerns of the neighborhood.



# Lil' Lighthouse PRESCHOOL

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[ABOUT US](#)
[CONTACT US](#)
[PROGRAM](#)
[ENROLLMENT](#)
[GUIDELINES](#)

## About Us

Lil' Lighthouse Preschool offers an enriching and wholesome learning experience for children ages three through five years. The preschool is an inter-racial, nonprofit organization and is a ministry of Lighthouse Coastal Community Church. The preschool is licensed by the Department of Health, State of California. Supervision of the preschool is managed by the Preschool Director and the appointed Advisory Board.



### Our Vision:

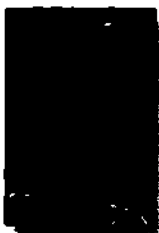
*Love children and lead them into a relationship with God as we teach them how to develop spiritually, mentally, physically and socially.*



### Our Philosophy:

*We are building the foundation that allows your child to discover learning, develop the tools for future educational success and celebrate spiritual growth.*

### Our Director:



**Marge Menashe** has a Master's Degree in Early Childhood Education and an Early Childhood Education Specialist Credential from California State University at Long Beach. Her 28 years experience in Christian education includes 8 years of teaching elementary school, followed by 20 years as a preschool director. Marge is credited with founding three state-licensed preschools.

Our staff consists of trained and qualified teachers and aides who have knowledge and experience in the field of Early Childhood Education.





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## Contact Us

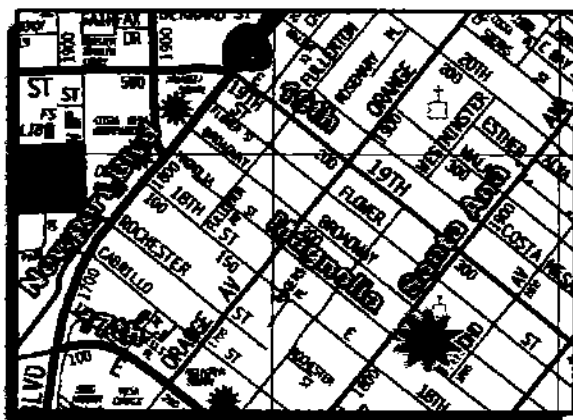
**Phone: 949-631-7294**

**Emergency Contact Phone via Cellular:  
949-209-7114**

**E-Mail: [preschool@lighthousechurch.ws](mailto:preschool@lighthousechurch.ws)**

### Address:

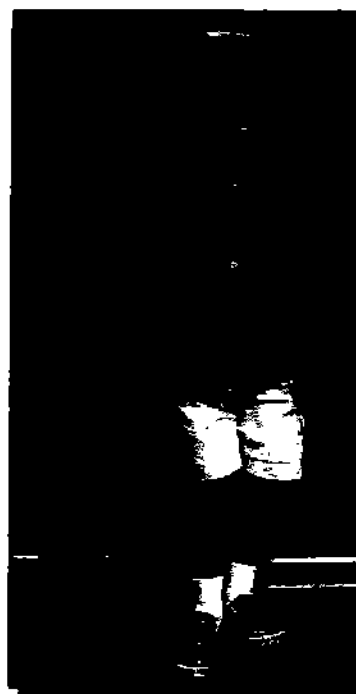
Lil' Lighthouse Preschool  
301 Magnolia St.  
Costa Mesa, CA 92627



We are located at the corner of Santa Ana and Magnolia,  
just south of 19th Street in Costa Mesa, California

[GET DIRECTIONS VIA GOOGLE MAPS](#)

### ABOUT US



### Organization

Lil' Lighthouse Preschool offers an enriching and wholesome learning experience for children ages three through five years. The preschool is an inter-racial, nonprofit organization and is a ministry of Lighthouse Coastal Community Church. The preschool is licensed by the Department of Health, State of California. Supervision of the preschool is managed by the Preschool Director and the appointed Advisory Board.



### Vision/Philosophy

**Vision:** Love children and lead them into a relationship with God as we teach them how to develop spiritually, mentally, physically and socially.

**Philosophy:** We are building the foundation that allows your child to discover learning, develop the tools for future educational success and celebrate spiritual growth.



### Goals of Program

- Encourage the child's awareness of the love of God
- Provide an environment that fosters a sense of security and well-being
- Promote a positive self-image to build confidence
- Stimulate curiosity and creativity
- Develop a love, respect and acceptance for others
- Encourage development of small and large motor skills
- Develop a sense of responsibility
- Help the child learn good health habits and manners
- Allow each child to develop at their own pace

### Program

The preschool provides a daily enrichment program offering morning and afternoon sessions from September through June. The preschool is closed the months of July and August. For your convenience, we follow the Newport Mesa Unified School District calendar.

The curriculum is designed to provide a well-balanced early childhood educational experience in all areas of growth. Our program includes:

- Bible stories, songs and prayer
- Physical exercise (indoors and outdoor)
- Dramatic play
- Art creativity
- Music
- Science and nature
- Cooking
- Perceptual skills
- Reading and math readiness



Children are taught at their own level of development and are not expected to perform any task for which they are not ready. The daily program includes not only group time but also uninterrupted individual time. Adults serve as guides and provide individual help whenever needed. Active times are followed by quiet activities to promote a healthy environment. Nutritional snacks are provided for the children in both the morning and afternoon sessions.

### Enrollment Policy and Registration

We welcome any child three through five years of age, who is toilet trained and at a stage of growth and development that enables him/her to benefit from our program. However, we are willing to make accommodations for special needs children consistent with the American Disabilities Act. These accommodations will be considered on a case-by-case basis. Lil' Lighthouse Preschool admits and does not discriminate against students of any race, color, religion, sex, national origin or handicap to all the rights, privileges, programs and activities made available to our students. We do not discriminate in the administration of our educational policies, admissions policies, scholarships, and other preschool administered programs.

### Preschool Hours & Monthly Fees

♦ Session I		
	<u>Monthly Fee</u>	<u>Times</u>
3 days (MWF)	\$250	8:30 am - 11:30 am
2 days (TTH)	\$200	8:30 am - 11:30 am
♦ Session II		
5 days (Jr. Kdgn.)	\$350	12:30 pm - 3:30 pm
3 days (MWF)	\$250	12:30 pm - 3:30 pm
2 days (TTH)	\$200	12:30 pm - 3:30 pm

Non-Refundable Registration Fee: \$100.00 per year, per child. The fee includes curriculum, supplies, an earthquake preparedness kit and a preschool t-shirt. The registration fee is due at the time of registration. Tuition payments are due on the first school day each month (September-June).

### Daily Schedule

#### Session I

8:30 - 8:45	AM students arrive: Greeting and worship in Worship Center
8:45 - 9:15	Walk to Classrooms: Group time: Calendar, weather, songs, Bible story and prayer
9:15 - 10:15	Individual Time: Learning Centers
10:15 - 10:45	Small group interaction: Prayer, snack, and story time
10:45 - 11:15	Outdoor Activities
11:15 - 11:30	Large group activity time: Current theme or subject emphasized, songs and prayer – walk back to Worship Center
11:30	AM students dismissed from the Worship Center

\*Sharing times are scheduled once a month

#### Session II

12:30 - 12:45	PM students arrive: Greeting and worship in Worship Center
12:45 - 1:15	Walk to Classrooms: Group time: Calendar, weather, songs, Bible story and prayer
1:15 - 2:15	Individual Time: Learning Centers
2:15 - 2:45	Small group interaction: Prayer, snack, and story time
2:45 - 3:15	Outdoor Activities
3:15 - 3:30	Large group activity time: Current theme or subject emphasized, songs and prayer – walk back to Worship Center
3:30	PM students dismissed from the Worship Center

\*Sharing times are scheduled once a month

### Parent Visits

Parents are always welcome to visit our preschool. We ask that parents make an appointment for their initial visit in order to ensure the time necessary to answer all questions and to observe the classroom. After that, you are welcome whenever you wish.



### State Licensing

Lil' Lighthouse Preschool is licensed by the California State Department of Social Services and abides by all state health and safety regulations.

### Preschool Staffing

Our Director, Marge Menashe has a Masters Degree in Early Childhood Education and an Early Childhood Education Specialist Credential from California State University at Long Beach. Her 28 years experience in Christian education includes 8 years of teaching elementary school, followed by 20 years as a preschool director. Marge is credited with founding three state-licensed preschools. She is a staff member of Lighthouse Coastal Community Church. Our preschool staff consists of trained and qualified teachers and aides who have knowledge and experience in the field of Early Childhood Education.

### Contact Us

Phone: 949-631-7294

E-Mail: [preschool@lighthousechurch.ws](mailto:preschool@lighthousechurch.ws)

Website: [www.LilLighthouse.com](http://www.LilLighthouse.com)

Address: 301 Magnolia St., Costa Mesa, CA 92627

<b>Regulations</b>	<b>CHILD CARE CENTER GENERAL LICENSING REQUIREMENTS</b>	<b>101162 (Cont.)</b>
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**101160 POSTING OF LICENSE****101160**

- (a) The license shall be posted in a prominent, publicly accessible location in the center.

NOTE: Authority cited: Section 1596.81, Health and Safety Code. Reference: Sections 1596.72, 1596.73 and 1596.81, Health and Safety Code.

**101161 LIMITATIONS ON CAPACITY AND AMBULATORY STATUS****101161**

- (a) A licensee shall not operate a child care center beyond the conditions and limitations specified on the license, including the capacity limitation.
- (b) Child care centers or rooms approved for ambulatory children only shall not be used by nonambulatory children.
- (1) Children whose condition becomes nonambulatory shall not use rooms or areas restricted to ambulatory children.
- (2) The Department has the authority to require children who use ambulatory sections of the child care center to demonstrate that they are ambulatory.

NOTE: Authority cited: Section 1596.81, Health and Safety Code. Reference: Sections 1596.72, 1596.73, 1596.81(b) and 1596.95, Health and Safety Code.

**101162 ADVERTISEMENTS AND LICENSE NUMBER****101162**

- (a) No person or legal entity shall advertise or represent itself as a licensed child care center without first obtaining a current valid license from the Department.
- (1) Licensees shall reveal each child care center license number in all advertisements in accordance with Health and Safety Code Section 1596.861.

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**HANDBOOK BEGINS HERE**


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Health and Safety Code Section 1596.861 provides:

- (a) Each child day care facility licensed under this chapter, or Chapter 3.5, Chapter 3.6 shall reveal its license number in all advertisements, publications, or announcements made with the intent to attract clients.

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**HANDBOOK CONTINUES**

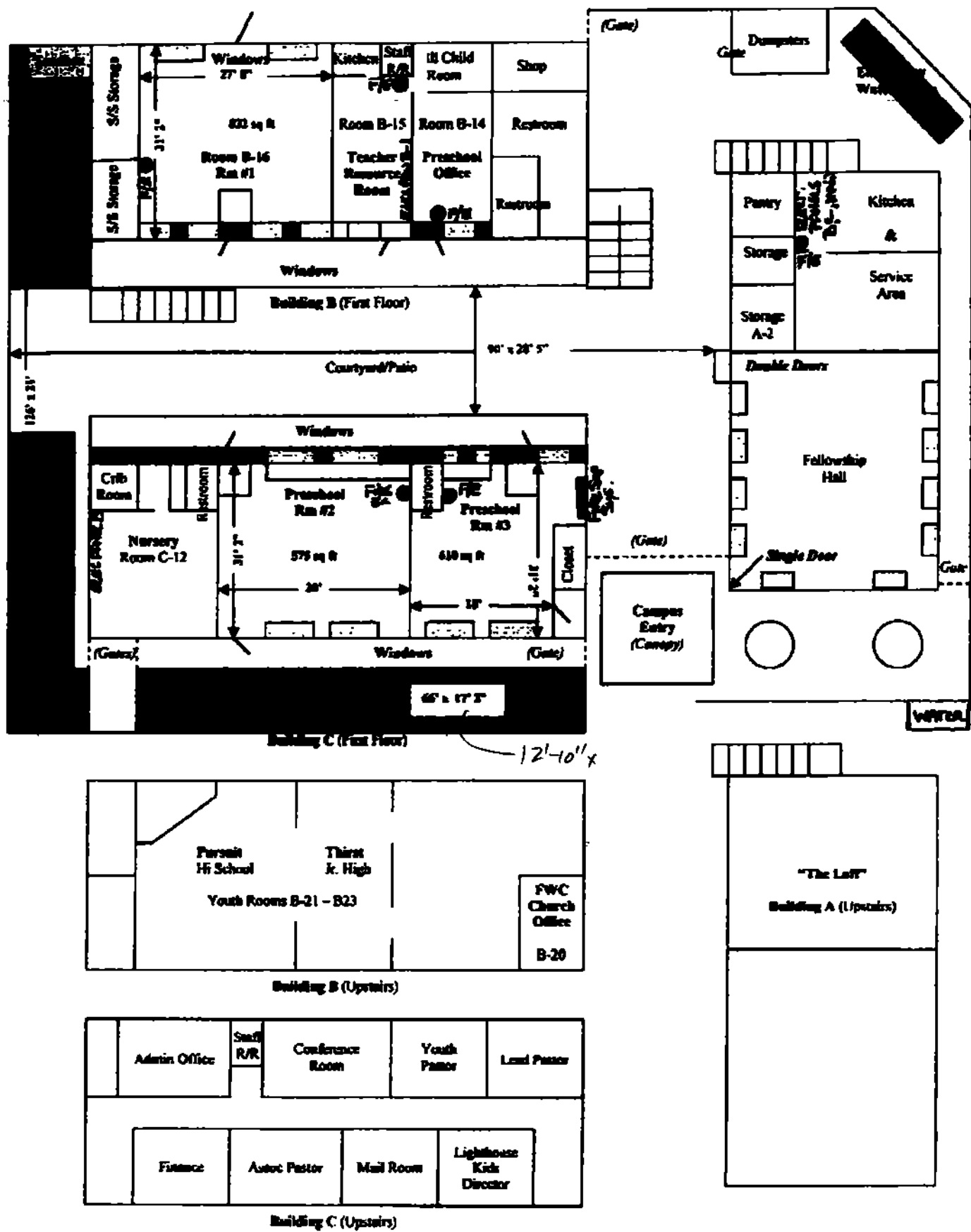

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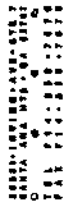
# Lighthouse Community

## Map and Layout for Education

300 Magnolia St., Costa Mesa, CA., 92626

ATTACHMENT 1





300 / 301 Magnolia St.  
Costa Mesa

**SITE PLAN /  
PARKING  
ANALYSIS**

[illegible]

STD. STALLS 9'2" X 18'	101 STALLS
H.C. STALLS 9' X 18'	5 STALLS
<b>TOTAL PROVIDED:</b>	<b>106 STALLS</b>

1. PAINTING LOTS TO THE NORTH AND EAST OF MAIN SCHOOL. SHALL ALSO FUNCTION AS SCHOOL PLAY AREAS FOR APPROVED CLUB
2. TRINITY CATHOLIC TRASH DUMPSTER TO BE RELOCATED TO LOCATED SITUALLY
3. SUE WALKER - MANHOLE LOCATED NEAR CURBING SURVEY APPROVALS TO BE SECURED AT LATER DATE. SHOULD ANY PROBLEMS ARISE, THE CITY WILL BE RESPONSIBLE FOR REMEDIATION.

EXISTING LANDSCAPE AREA  
 ENLARGE EXISTING DRIVEWAY AND REPLACE  
 CONCRETE W/ ASPHALT

NEW SNOWMAW P22 CITY STD5  
NEW LANDSCAPE AREA WITH IRRIGATION  
PER CITY REQUIREMENTS  
FILL IN BETWEEN EXISTING BLOCK WALL WITH  
BLACK BLOCK PLASTERED ON BOTH SIDES TO MATCH  
EXISTING ADJACENT WALLS. PER CITY STD5. SEE

78



**PLASTIC BOLLARDS ON CITY SIDEWALK ADJACENT TO COURTYARD  
ENTRANCE BETWEEN BUILDINGS "A" & "C" at 300 MAGNOLIA ST.  
THE LIGHTHOUSE COASTAL COMMUNITY CHURCH**



**3 TYPICAL EXAMPLES OF JAYWALKING ACROSS MAGNOLIA ST.  
BETWEEN THE CHURCH SANCTUARY AND SUNDAY SCHOOL ROOMS  
AT THE LIGHTHOUSE COASTAL COMMUNITY CHURCH**



**3 MORE TYPICAL EXAMPLES OF JAYWALKING ACROSS MAGNOLIA ST.  
BETWEEN THE CHURCH SANCTUARY AND SUNDAY SCHOOL ROOMS  
AT THE LIGHTHOUSE COASTAL COMMUNITY CHURCH**



# **CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,**

**PLEASE CONTACT THE CITY CLERK'S OFFICE AT**

**(714) 754-5121**